
2002 Annual Report

119th/I-57

Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2003

June 30, 2003

Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the 119th/I-57 Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

119th/I-57 Redevelopment Project Area 2002 Annual Report

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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June 30, 2003

The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the 119th/I-57
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-
74.4-5(d).

Sincerely,

A handwritten signature in black ink that reads "Alicia Mazur Berg".

Alicia Mazur Berg
Commissioner



**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on November 6, 2002. The Project Area may be terminated no later than November 6, 2025.

Note: Incremental tax revenues levied in the 23rd tax year are collected in the 24th tax year. Although the Project Area will expire in Year 23 in accordance with 65 ILCS 5/11-74.4-3(n)(J)(3), the incremental taxes received in the 24th tax year will be deposited into the Special Tax Allocation Fund.

**119TH STREET/I-57
REDEVELOPMENT PROJECT AREA**

**TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

**August 27, 2002
Revised October 29, 2002**

This plan is subject to review and may be revised after comment and public hearing

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1. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the "Act") for the 119th Street/I-57 Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area boundaries are delineated on Figure 1 in Appendix A. The Project Area boundaries are irregular, generally extending west from Interstate 57 along 107th Street to Vincennes Avenue, then south to 115th Street, then west to the Rock Island Railroad tracks, then south to 119th Street, then east to Watkins Avenue, then north to 115th Street, then east to the railroad tracks, then south to 119th Street, then east to Ashland Avenue, then south to the alley south of 120th Street, then east to Laflin Street, then south to 122nd Street, then west to Ashland Avenue, then south to 123rd Street, then east to the Illinois Central Railroad tracks, then northeasterly to Loomis Street, then north to 120th Street, then east to a parcel line east of Ada Street, then north to 119th Street, then west to Loomis Street, then north to the alley north of 119th Street, then west to the alley east of Ashland Avenue, then north to 118th Street, then west to I-57, then north to 112th Street, then east to Bishop Street, then north to the alley south of 111th Street, then east to Racine Avenue, then north to the alley north of 111th Street, then west to I-57, then north back to 107th Street. The Plan responds to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the Project Area.

The Plan presents research and analysis undertaken to document the eligibility of the Project Area for designation as a "blighted area" tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a blighted area are presented in Appendix C, Eligibility Study (the "Study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature pursuant to Section 5/11-74.4-2(a) found that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked...

and pursuant to Section 5/11-74.4-2(b) also found that:

... in order to promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken... The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," "conservation area" or "industrial park conservation area." A redevelopment plan must then be prepared pursuant to Sections 65 ILCS 5/11-74.4-3, et seq. of the Act, which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area," "conservation area," or combination thereof, or "industrial park conservation area," and thereby enhance the tax base of the taxing districts which extend into the redevelopment project area.

In order to be adopted, a Plan must meet the following conditions pursuant to Section 5/11-74.4-3(n) of the Act:

(1) The redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan; (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality; (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted); (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area; and (5) if any incremental revenues are being utilized under Section 8a(1) or 8a(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (i) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (ii) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The City authorized an evaluation to determine whether a portion of the City, to be known as the 119th Street/I-57 Redevelopment Project Area, qualifies for designation as a blighted area

pursuant to the provisions contained in the Act. If the Project Area so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

119th Street/I-57 Redevelopment Project Area

The Project Area is approximately 315 acres in size and includes 1,261 contiguous parcels and public rights-of-way. It should be noted that this number includes 29 parcels which are contained in tax blocks comprised entirely of railroad or Interstate 57 rights-of-way. Future references in this Plan to the number of parcels will refer to the parcels on non-right-of-way tax blocks, which total 1,232. The Project Area is comprised largely of residential property; however, a significant amount of commercial, industrial and institutional uses are also present within the Project Area. Much of the Project Area is characterized by:

- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Lack of community planning
- Deleterious land use or layout
- Stagnant or declining equalized assessed value
- Obsolescence
- Dilapidation

As a result of these conditions, the Project Area is in need of redevelopment, rehabilitation and/or revitalization. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization.

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The Study, attached hereto as Appendix C, concluded that property in this area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a blighted area in accordance with the Act.

The purpose of the Plan is to create a mechanism to allow for the development of new commercial and public facilities on existing vacant and underutilized land; the redevelopment and/or expansion of existing businesses; the redevelopment of obsolete land uses; and the improvement of the area's physical environment and infrastructure. The redevelopment of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The Plan summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants. The City is entitled to rely on findings and conclusions of the Plan in designating the Project Area a redevelopment project area under the Act. Camiros, Ltd. has prepared this 119th Street/I-57 Redevelopment Plan and Project and the related Study with the understanding that the City would rely: (i) on the findings and conclusions of the Plan and the related Study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan; and (ii) on the fact that Camiros, Ltd. has obtained the necessary information so that the Plan and the related Study will comply with the Act.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The land to be designated as the 119th Street/I-57 Redevelopment Project Area is shown in Figure 1, Redevelopment Project Area Boundary Map (see Appendix A). The Project Area is approximately 315 acres in size, including public rights-of-way. A legal description of the Project Area is included as Appendix B of this document. The Project Area includes only those contiguous parcels that are anticipated to be substantially benefited by the proposed redevelopment project improvements and, which, collectively qualify for designation as a “blighted area.”

The general area has been the subject of three planning studies in recent years. The Vincennes Corridor Improvement Plan, completed in 1998, establishes a broad vision for improving the area. The plan addressed the area roughly between Interstate 57 and Vincennes Avenue from 103rd Street to Monterey Avenue. The plan recommended the redevelopment of blighted residential areas, new commercial development along major arterials and infill residential development on vacant land. Following the completion of this plan, the Vincennes Corridor Redevelopment Area was prepared and adopted in 1999. In 2001, the 119th and I-57 Redevelopment Area (not to be confused with the present study) was prepared and adopted, addressing redevelopment needs within an irregular area both east and west of Interstate 57. On the west, the area extended from Edmaire Street on the north to 119th Street on the south and from Interstate 57 on the east to the Metra railroad tracks on the west. The portion of this Redevelopment Area located on the east side of Interstate 57 includes the Ashland Avenue and 119th Street frontages on the block to the northeast of the 119th Street and Ashland Avenue intersection as well as an arc-shaped area extending from 120th Street and Ashland Avenue to Loomis Street to 123rd Street and Ashland Avenue.

Community Background

The Project Area lies primarily within the Morgan Park Community Area. Since only a very small portion of the Project Area extends into the West Pullman Community Area, this description of the community background will focus solely on the Morgan Park Community Area.

The first settlers arrived in Morgan Park in the 1830s, attracted by the high ground of the Blue Island Ridge, a prominent geological feature surrounded by low-lying marshlands. However, Morgan Park did not experience significant growth until the 1880s when nearby railroads and industries were established and successive waves of settlers and new residents arrived - beginning in 1900 and continuing as late as the 1970s.

In 1882, Morgan Park was incorporated as a village and, in 1914, was annexed into the City of Chicago. From its beginnings, physical development in Morgan Park focused primarily on residential use, although some industries developed along the railroad, including the Chicago Bridge and Iron Company facility at 107th Street and Vincennes Avenue.

Morgan Park's population evidenced an African-American component from early in the 20th century - documented as far back as 1915, making it an integrated community from a very early stage. By 1920 African-Americans constituted 12% of the area's population, with a variety of European ethnic groups comprising the majority. In the late 1920's, Morgan Park's population began to rise significantly and the proportion of African-Americans increased to 35%. For the last twenty years, the racial composition of the community has remained stable, with African-Americans representing 65% of the population. According to 2000 Census data, the population of the Morgan Park Community Area is 25,226.

Land use and development activity suggest subtle, but important, trends are affecting the community. While most of the residential areas remain strong and stable, little new housing construction has occurred. This is in sharp contrast to the housing boom affecting large parts of the city. Other important trends include the decline of industrial and, to a lesser extent, commercial use within the community. Significant industrial uses occupying large sites have moved to suburban locations, leaving unfulfilled opportunities for redevelopment. Traditional commercial shopping districts have also declined, especially in qualitative terms. These trends suggest the Morgan Park community, while still an attractive place to live, is stagnant in terms of new development and reinvestment.

Current Land Use and Zoning

The current land use within the Project Area consists of residential, commercial, industrial, institutional, public and mixed-use property. A large amount of vacant land is also present. Residential use is dispersed throughout the Project Area. Commercial use is primarily concentrated along 111th Street and Monterey Avenue. Industrial use is concentrated along the railroad and Interstate 57. Institutional/public uses take the form of places of worship, a public school and a park, which for the most part, are located on main arterials—Vincennes Avenue, 111th Street and 119th Street. The current configuration of land use is represented in Figure 2, Existing Land Use (see Appendix A).

Current zoning within the Project Area generally reflects the pattern of existing land use. Business and commercial zoning exists along 111th Street, Monterey Avenue, portions of Vincennes Avenue and in small pockets at the intersections of major streets. It is important to note one area of land use/zoning inconsistency. The area immediately south of 107th Street is currently used for residential purposes but is zoned for manufacturing. This zoning may have reflected policy to reinforce the industrial reuse of the Chicago Bridge and Iron Company site to the north. However, manufacturing zoning in a residential area is a disincentive for reinvesting in property and this policy may merit reevaluation. The current zoning is shown in Figure 3, Existing Zoning (see Appendix A).

Conditions within the Project Area include a series of improvement challenges. The Project Area contains a high proportion of vacant lots and buildings, distributed throughout the Project Area. Approximately 29% of the land parcels within the Project Area are vacant lots and/or vacant buildings. The construction of Interstate 57 in the 1960s created significant discontinuities within the local street system. This is particularly true of the area from 107th Street south to Monterey Avenue, where many streets are dead-ends and access to land parcels can be difficult. The construction of Interstate 57 also fragmented many land parcels, resulting in parcels that are difficult or inefficient to develop.

Transportation Characteristics

Transportation facilities within or adjacent to the Project Area include one freight rail line, two commuter rail lines, the local street system and mass transportation. One railroad line, adjacent to the southeastern portion of the Project Area, accommodates Metra's electric rail commuter service between Chicago and Blue Island; the closest station is located just outside the Project Area at 124th Street and Ashland Avenue. This is a commuter-only line and carries no freight service. The Metra Rock Island Suburban Line (from Chicago to Joliet) also abuts the Project Area, with a stop at 119th Street, adjacent to the southwestern part of the Project Area. The Metra Rock Island Main Line (from Chicago to Joliet) parallels Interstate 57 through much of the Project Area, although no stops are located in or adjacent to the Project Area.

Vincennes Avenue is the primary north-south route through the neighborhood, while 107th Street, 111th Street, 115th Street and 119th Street are important east-west arterials. Circulation on local streets consists of a combination of two-way and one-way traffic. Interchanges for Interstate 57 are located in the Project Area at 111th Street and 119th Street.

Mass transportation serving the Project Area includes three Chicago Transit Authority ("CTA") bus lines. Route 111 runs from the 95th/Dan Ryan Red Line station east along 95th Street to Cottage Grove Avenue, then south to 115th Street, then west to Vincennes Avenue, then north to 111th Street, then east to just past Cottage Grove Avenue. Route 112 also begins at the 95th/Dan Ryan Red Line station, traveling west along 95th Street to Vincennes Avenue, south to Monterey Avenue, west a short distance along Monterey Avenue, and then west along 111th Street to Pulaski Avenue (this bus route provides access to the Metra Rock Island Main Line stations at 95th Street and 103rd Street). Finally, Route 119 extends from the 95th/Dan Ryan Red Line station south down Michigan Avenue to 119th Street, and then west to Western Avenue. The combination of CTA and Metra service provides good transportation to the Project Area.

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A BLIGHTED AREA

The Project Area, on the whole, has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. In April and May of 2002, a series of studies were undertaken to establish whether the proposed Project Area is eligible for designation as a blighted area in accordance with the requirements of the Act. This analysis concluded that the Project Area so qualifies.

For improved property, the presence of five of the 13 conditions set forth in the Act is required for designation as a blighted area. These factors must be meaningfully present and reasonably distributed within the Project Area. Of the 13 factors cited in the Act for improved property, eight factors are present within the Project Area. Six of these factors are present to a major extent, while two factors are present to a minor extent.

The following factors were found to be present to a *major* extent within the Area:

- Deterioration (affecting 72% of all tax blocks*)
- Presence of structures below minimum code standards (affecting 74% of all tax blocks*)
- Excessive vacancies (affecting 79% of all tax blocks*)
- Lack of community planning (affecting 46% of all tax blocks*)
- Deleterious land use or layout (affecting 56% of all tax blocks*)
- Stagnant or declining equalized assessed value (affecting all tax blocks*)

The following factors were found to be present to a *minor* extent within the Area:

- Obsolescence (affecting 11% of all tax blocks*)
- Dilapidation (affecting 25% of all tax blocks*)

For more detail on the basis for eligibility, refer to the Study in Appendix C.

* Note: The Study Area contains a total of 66 tax blocks. However, five tax blocks are comprised entirely of either railroad or Interstate 57 rights-of-way. References in the Plan to "tax blocks" refer to the 61 non-right-of-way tax blocks.

Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 1997 and 2001. Table 1, Building Permit Activity (1997-2001), summarizes construction activity within the Project Area by year and project type.

Table 1
BUILDING PERMIT ACTIVITY (1997-2001)

Construction Activity	1997	1998	1999	2000	2001	Total
<i>Construction Value</i>						
New Construction	\$121,104	\$5,153,262	\$485,425	\$3,462,300	\$146,735	\$9,368,826
Rehab/Repairs	19,200	63,000	12,700	35,650	71,286	201,836
Demolition	18,800	9,000	102,543	5,000	17,100	152,443
Total	\$159,104	\$5,225,262	\$600,668	\$3,502,950	\$235,121	\$9,723,105

<i># of Permits Issued</i>						
New Construction	10	5	7	14	4	40
Rehab/Repairs	8	13	8	12	14	55
Demolition	3	2	14	1	2	22
Total	21	20	29	27	20	117

Source: City of Chicago, Dept. of Buildings

During this five-year period, a total of 117 building permits were issued for property within the Project Area. In analyzing the building permit activity, it should be recognized that a certain level of activity occurs merely to address basic maintenance needs, which appears to account for nearly half of the construction activity. Fifty-five permits were issued for rehabilitation and repairs, representing 47% of the total number of permits issued, and 22 permits, or 19%, were issued for demolition. Between 1997 and 2001, only eight projects were undertaken in the Project Area that had a construction value of more than \$100,000. Of these projects, two were churches, accounting for \$8.2 million in construction value. Since churches do not represent market-oriented investment, the value of this construction cannot be considered when evaluating the need for public intervention. Deducting these two projects from the five-year construction value reduces the total investment to approximately \$1.5 million, or an average of roughly \$300,000 per year. This level of investment is equivalent to the construction of two modest houses per year. Given the 1,232 parcels within the Project Area, this represents negligible private-sector investment. It should be noted that most of the permits issued for new construction were for garages or fences. New residential construction between 1997 and 2001 consisted of only six single-family houses.

Despite the lack of private sector investment, equalized assessed value (EAV) within the Project Area grew from approximately \$14.5 million in 1997 to \$15.9 million in 2001. However, for this period, the EAV of the Project Area grew at a slower rate (10%) than that of the City (36%). The growth in EAV could be the result of one or more factors, including improvements to a small number of properties, normal growth due to inflation and/or reassessment (which took place throughout the entire City of Chicago in 1997 and 2000). The increase in EAV is not the result of widespread private reinvestment through construction activity. Given the blighting factors that have been documented, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the Plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed Redevelopment Plan and Project is consistent with City plans for the area. The land uses conform to those approved by the Chicago Plan Commission and to recent City-sponsored plans for the area. The following goals and objectives are provided to guide development in the Project Area.

General Goals

- Reduce or eliminate deleterious conditions.
- Provide for the orderly transition from obsolete land uses to more appropriate land use patterns.
- Increase affordable housing (for-sale and rental), including at least 20% market-rate housing set aside to meet affordability criteria.
- Create an attractive environment that encourages new commercial development.
- Employ residents within and surrounding the Project Area in jobs generated by area development.
- Improve public facilities and amenities.
- Enhance the tax base of the Project Area.

Redevelopment Objectives

- Encourage private investment, especially new development on the numerous vacant lots within the Project Area.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Encourage rezoning of obsolete zoning classifications to facilitate development of underutilized property for uses that have demonstrated market support.
- Provide opportunities for business and commercial development where there is demonstrated market support.
- Encourage development of affordable for-sale and rental housing, as defined by the City's Department of Housing, including for-sale housing for persons earning no more than 120% of the area median income and rental housing for persons earning no more than 80% of area median income.
- Encourage development of market-rate housing as part of an overall program to create a mixed-income neighborhood.

- Address the problems of the discontinuous street system, dead end streets and irregular lot shapes caused by the construction of I-57 by developing new streets, infrastructure and replatting of property to support in-fill residential development.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent redevelopment project areas.
- Promote hiring of local residents, including graduates of the Project Area's job readiness and job training programs.
- Improve recreational amenities within the Project Area.

Design Objectives

- Establish design standards for commercial and residential redevelopment to ensure compatible high-quality development.
- Enhance the appearance of major thoroughfares such as Vincennes Avenue, Ashland Avenue, Monterey Avenue, 119th Street and 111th Street through streetscape improvements.
- Encourage increased use of public transit facilities through pedestrian-friendly design, while also improving vehicular movement.

5. REDEVELOPMENT PLAN

The City proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly, Site Preparation and Environmental Remediation

To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program, and may be for the purpose of (i) sale, lease or conveyance to private developers, or (ii) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Figure 4, Acquisition Map (see Appendix A), identifies the properties proposed to be acquired for redevelopment in the Project Area. This map identifies the properties included on the existing acquisition maps from the two existing underlying Redevelopment Area Designations, the Vincennes Corridor Redevelopment Area Designation (adopted in 1999) and the 119th and I-57 Redevelopment Area Designation (adopted in 2001). In addition, this map identifies additional properties to be acquired, most of which are properties located within those portions of the Project Area not covered by the two existing Redevelopment Area Designations.

The additional properties to be acquired by virtue of this Plan represent prudent and necessary additions to the Acquisition Map. Most of these additional properties to be acquired are vacant lots within portions of the Project Area not located within existing underlying Redevelopment Area Designations. However, additional properties have also been added to the Acquisition Map within areas covered by the two existing Redevelopment Area Designations. The most significant of these properties include the following:

1. The large parcel on the northwest corner of Interstate 57 and 119th Street is an obsolete and vacant industrial property that has been the subject of significant commercial redevelopment interest.

2. The property on the northwest corner of 119th Street and Vincennes Avenue has recently become vacant land, as has the parcel at Loomis and the Illinois Central railroad tracks.
3. The parcels on the southeast corners of Monterey/Vincennes and Pryor/Vincennes are obsolete, but occupied, commercial properties that are the subject of redevelopment interest.
4. The property on the corner of 123rd Street and Ashland Avenue is an occupied car repair use and outdoor storage use zoned for residential use that is the subject of residential redevelopment interest.
5. The parcels located on the block between Vincennes Avenue and Church Street south of 118th Street are vacant lots.
6. The parcels located on the block between Monterey and Pryor Street east of Ashland Avenue consist of vacant lots and occupied properties, including a liquor store and some severely deteriorated residential buildings.
7. The parcels along Glenroy Avenue and Loomis Street south of 107th Street include vacant lots and occupied properties consisting of deteriorated residential buildings on lots of obsolete platting and on substandard streets.

Table 9, Land Acquisition by Parcel Identification Number and Address (see Appendix A), provides a list of the properties proposed for acquisition under the existing underlying Redevelopment Area Designations and the properties proposed for acquisition under this Plan.

In connection with the City exercising its power to acquire real property not currently on the Acquisition Map, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of the Plan. The acquisition of such property can be paid for using TIF funds.

For properties described in Figure 4, Acquisition Map, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to the Plan under the Act according to its customary procedures as described in the preceding paragraph.

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment

Projects”). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking and surface right-of-way improvements.

Terms of redevelopment as part of this redevelopment project may be incorporated in the appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

The City requires that developers who receive TIF assistance for market-rate housing set aside at least 20% of the units to meet affordability criteria established by the City’s Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Project Area and to attract additional employers to the Project Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers’ hiring needs, as allowed under the Act.

A job readiness/training program is a component of the Plan. The City expects to encourage hiring from the community that maximizes job opportunities for Chicago residents.

Relocation

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households," and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement and manage the Plan.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to address the obsolete pattern of land use and street system incongruities resulting from the development of Interstate 57 within an existing neighborhood. In some cases, the original land uses have been affected by the impacts of the interstate highway and should be replaced by more compatible uses. In other cases, older land uses do not take full advantage of the development potential offered by proximity to the highway. The Plan also seeks to encourage redevelopment of residential areas where the local street system has been severed by the highway and no longer provides suitable access to residential property. For those areas not impacted by Interstate 57, the Plan seeks to encourage residential in-fill development on vacant land as well as older, deteriorated commercial and industrial property. The construction of new infrastructure and the enhancement of major thoroughfare rights-of-way is seen as an essential part of needed redevelopment.

The Plan recognizes that new investment in residential and commercial property is needed to improve the Project Area. In certain cases, attracting new private investment may require the redevelopment of existing properties. Proposals for infrastructure improvements will stress projects that serve and benefit the surrounding residential, commercial and institutional uses. A comprehensive program of aesthetic enhancements will include streetscape improvements, facade renovations and aesthetically compatible new development. The components will create the quality environment required to sustain the revitalization of the Project Area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to: 1) redevelop older, outdated industrial property adjacent to Interstate 57 at 119th Street for new commercial development; 2) redevelop older, small-scale, deteriorated industrial and business property near 122nd Street and Ashland Avenue for residential use; 3) encourage infill residential development on scattered vacant lots within existing residential areas; and 4) encourage the redevelopment of older, deteriorated residential property negatively affected by Interstate 57 traffic for more compatible forms of residential or commercial development near the 111th Street interchange area. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Commercial Redevelopment

The Plan recognizes that attractive new commercial redevelopment will help promote investment in residential property. The Plan seeks to promote the redevelopment of obsolete industrial property at Interstate 57 and 119th Street for new commercial development. The plan also seeks

to promote commercial redevelopment, where appropriate, of deteriorated residential property near the 111th Street interchange area, both east and west of the highway.

Residential Redevelopment

Residential redevelopment is proposed for the vacant, deteriorated and obsolete industrial and commercial property south of 122nd Street. A mix of single-family, townhouse and low-rise multi-family housing is seen as appropriate for this location. Widespread residential infill development and building rehabilitation is needed within most of the existing residential areas. Single-family residential is most suitable for infill development on vacant lots along local side streets.

Public Improvements

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements may include:

- Improvement of streetscape conditions along Vincennes Avenue, Ashland Avenue, Monterey Avenue, 119th Street and 111th Street to support commercial and residential redevelopment.
- Replatting and construction of new streets to provide adequate access to residential redevelopment areas.
- Improvement of other public facilities that meet the needs of the community.

7. GENERAL LAND USE PLAN AND MAP

Figure 5, Land Use Plan (see Appendix A), identifies land use policies to be pursued in the implementation of the Plan. The land use categories planned for the Project Area are: 1) residential; 2) commercial; 3) mixed-use: residential/commercial; 4) mixed-use: residential/commercial/institutional; 5) institutional; and 6) public use. The Land Use Plan allows for a prudent level of flexibility in land use policy to respond to future market forces. This is accomplished through the two mixed-use land use categories. The "residential/commercial" category allows for both residential and commercial uses, while the "residential/commercial/institutional" category allows for residential, commercial and institutional uses. The "institutional" land use category is limited to private non-profit, philanthropic and/or religious organizations. The "public" land use category is limited to governmental uses and facilities, including schools, parks, libraries and public service facilities. The Land Use Plan is intended to serve as a guide for future land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan. While proposed land uses for the Project Area are generally consistent with existing zoning, there are two important exceptions. The 2001 Zoning Ordinance Map identifies the northwest corner of Interstate 57 and 119th Street as an M1-1 district, while the Land Use Plan calls for commercial use. Given the site's exposure and access to Interstate 57 at the 119th Street interchange, commercial represents the highest and best use of this site. The other area is located on the south side of 107th Street on Glenroy Avenue and Loomis Street. This area is zoned M1-1 but is designated for residential use. Given the relocation of industry out of the Chicago Bridge and Iron Company site immediately to the north, and the potential for residential reuse of this site, residential use is the appropriate land use policy for this area.

The Land Use Plan is intended to serve as a broad guide for land use and redevelopment policy. The plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment. A more specific discussion of the proposed uses within the Project Area is outlined below.

Residential Use

Residential use is proposed in three distinct portions of the Project Area. One area is located between Vincennes Avenue and Interstate 57 from 107th Street south to Chelsea Place. Another area is located along Waseca Place south to 119th Street on the west side of Interstate 57. The third area is located along the northerly frontage of 119th Street and then south of 120th Street. On the whole,

the areas of proposed residential use are consistent with existing land use. One exception to this is the area south of 122nd Street, which is currently vacant land and deteriorated industrial and business uses, and has been proposed for residential redevelopment.

Commercial Use

Commercial use is proposed for the area between Interstate 57 and the railroad tracks immediately to the west. This is an area of existing obsolete industrial use that has been proposed for commercial redevelopment. Small, freestanding commercial uses are also located on the north side of 119th Street both east and west of Interstate 57.

Mixed-Use: Residential/Commercial

The residential/commercial mixed-use designation is applied to locations along major streets such as 111th Street (east of Interstate 57), and at certain locations on Ashland Avenue, Vincennes Avenue and 119th Street. This designation allows for the redevelopment of deteriorated residential and commercial property along these major streets and allows for flexibility in establishing edges between residential and commercial uses.

Mixed-Use: Residential/Commercial/Institutional

This land use designation applies to the area from 111th Street to Monterey Avenue west of Interstate 57, where there is an existing mix of residential, commercial and institutional (places of worship) uses. This category will allow for the conservation of all three of these uses as well as the redevelopment of deteriorated property and vacant land.

Institutional

This land use designation has been applied to places of worship in locations where the land use pattern is relatively stable. The largest of these uses is the Christ Universal Temple on the southeast corner of 119th Street and Ashland Avenue.

Public

Properties designated as public use are government-owned service facilities such as schools, parks, libraries and other such uses. Within the Project Area, these uses represent existing facilities. Shoop Elementary School at 111th Street and Bishop Street and Neighborhood Park at 115th Street and Homewood Avenue are the only two public uses within the Project Area.

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan's goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the "Redevelopment Project Costs").

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 2 or otherwise adjust the line items in Table 2 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Eligible Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, or estimated to be incurred, and any such costs incidental to the Plan. Some of the costs listed

below became eligible costs under the Act pursuant to an amendment to the Act, which became effective November 1, 1999. Eligible costs may include, without limitation, the following:

1. Professional services including: costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided however, that no charges for professional services may be based on a percentage of the tax increment collected and the terms of such contracts do not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the City that would still have been incurred if the City had not designated a redevelopment project area or approved a redevelopment plan.
2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors.
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, but not including the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the City makes a reasonable determination, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Plan.
6. Costs of job training and retraining projects including the cost of "welfare-to-work" programs implemented by businesses located within the Project Area, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts as provided in the Act, and such proposals featuring a community-based training program which ensures maximum reasonable opportunities for residents of the Morgan Park and West Pullman Community Areas with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities.

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and, which may include payment of interest on any obligations issued under the Act, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto.
8. To the extent the City, by written agreement, accepts and approves all, or a portion, of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred, or to be incurred, within a taxing district in furtherance of the Plan objectives.
9. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
10. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements of Section 74.4-3(u)(7) of the Act (see "Relocation" section).
11. Payment in lieu of taxes, as defined in the Act.
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - such payments in any one year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the developer for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - up to 75% of the interest cost incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low-income and very low-income households shall be eligible for benefits under the Act.
14. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the

purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

15. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.

The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in Table 2, Estimated Redevelopment Project Costs.

1. Professional services including planning, legal, surveys, real estate marketing costs, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. (*Estimated cost: \$500,000*)
2. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. (*Estimated cost: \$5,000,000*)
3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very low-income housing units. (*Estimated cost: \$10,000,000*)
4. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. (*Estimated cost: \$20,000,000*)
5. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. (*Estimated cost: \$500,000*)
6. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. (*Estimated cost: \$750,000*)
7. Interest subsidy associated with redevelopment projects, pursuant to the provisions of the Act. (*Estimated cost: \$3,000,000*)
8. Provision of day care services as provided in the Act. (*Estimated cost: \$250,000*)

The estimated gross eligible project cost over the life of the Project Area is \$40 million. All project cost estimates are in 2002 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

Table 2
ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$5,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$10,000,000
Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	\$20,000,000
Relocation Costs	\$750,000
Job Training, Retraining, Welfare-to-Work	\$500,000
Day Care Services	\$250,000
Interest Subsidy	\$3,000,000
TOTAL REDEVELOPMENT COSTS ^{[2][3]}	\$40,000,000 ^[4]

¹This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

²Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

Sources of Funds

Funds necessary to pay for redevelopment project costs and secure municipal obligations, which have been issued to pay for such costs, are to be derived principally from incremental property taxes. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project are for eligible costs in another redevelopment area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The tax increment revenue, which will be used to fund tax increment obligations and redevelopment project costs, shall be the incremental real property taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each such property in the Project Area. Other sources of funds, which may be used to pay for redevelopment project costs and secure obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds as the City may, from time to time, deem appropriate. The City may incur project costs (costs for line items listed on Table 2, Estimated Redevelopment Project Costs), which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The Project Area may be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total redevelopment project costs described in the Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area

made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in Table 2, Estimated Redevelopment Project Costs.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs set forth in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity.

Nature and Term of Obligations to be Issued

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Plan in 2002), by 2026. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2001 EAV of all taxable parcels within the Project Area is \$15,932,584. This total EAV amount by Parcel Identification Number (PIN) is summarized in Appendix D. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Project Area is estimated to be \$50 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with Figure 5, Land Use Plan, of the Plan.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the application of a State Multiplier of 2.2235 to the projected assessed value of property within the Project Area; and 3) an annual appreciation factor of 2%.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes on properties located within the Project Area:

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, etc. The City also administers the City of Chicago Library Fund, formerly a separate taxing district from the City.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education of the City of Chicago.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

Chicago Community College District 508. The Community College District is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. The Water Reclamation District provides the main trunk lines for the collection of wastewater from cities, villages and towns, and for the treatment and disposal thereof.

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The development of new residential property on vacant and deteriorated land would increase the demand for school services as well as parks and other population-based services. Within the land use designations on the Land Use Plan that allow for residential use, there are roughly 300 "buildable" vacant lots. Presuming that three-bedroom single-family residences were built on each vacant lot in this predominantly single-family community, approximately 220 school age children would be added to the enrollment at local schools. Total population would increase by approximately 870 persons. These projections of school age children and total population increase are based on charts produced by the Illinois School Consulting Service.

The demand for water and sewer services would increase as well. Proposed commercial development would not increase the demand for population-based services, but would increase demand for water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District.

Redevelopment of the Project Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because they are already serving the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Plan, certain taxing districts may experience an increased demand for services.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately handled by the existing services and programs maintained by these taxing districts. However, \$3.5 million

has been allocated within the Project Budget to "taxing district capital costs" to address potential demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the certified initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (by December 31, 2026).

9. HOUSING IMPACT STUDY

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on area residents. As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study as part of the separate feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11-74.4-4.1] and in the redevelopment project plan. The Project Area contains 713 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur, and therefore, a housing impact study is required. This Housing Impact Study, which is part of the 119th Street/I-57 Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

This Housing Impact Study is organized into two parts. Part I describes the housing survey conducted within the Project Area to determine existing housing characteristics. Part II describes the potential impact of the Plan. Specific elements of the Housing Impact Study include:

Part I - Housing Survey

- i. Type of residential unit, either single-family or multi-family.
- ii. The number and type of rooms within the units, if that information is available.
- iii. Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed.
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census.

Part II - Potential Housing Impact

- i. The number and location of those units that will be or may be removed.
- ii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residencies are to be removed.

- iii. The availability of replacement housing for those residents whose residences are to be removed, and the identification of the type, location and cost of the replacement housing.
- iv. The type and extent of relocation assistance to be provided.

PART I - HOUSING SURVEY

Part I of this study provides, as required by the Act, the number, type and size of residential units within the Project Area, the number of inhabited and uninhabited units, and the racial and ethnic composition of the residents in the inhabited residential units.

Number and Type of Residential Units

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed on April 10, 2002, revealed that the Project Area contains 607 residential or mixed-use residential buildings containing a total of 713 units. The number of residential units by building type is outlined in Table 3, Number and Type of Residential Units.

**Table 3
NUMBER AND TYPE OF RESIDENTIAL UNITS**

Building Type	Total Number of Buildings	Total Number of Units
Single-Family	521	521
Multi-Family	75	179
Mixed-Use (Residential Above)	11	13
Total	607	713

Source: Camiros, Ltd.

Number and Type of Rooms in Residential Units

The distribution of the 713 residential units within the Project Area by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Project Area, Camiros, Ltd. analyzed 1990 United States Census data by Block Group for those Block Groups encompassed by the Project Area. A Block Group, as defined by the U.S. Census, is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 1990 federal census sample data because it is the best available information regarding the housing units within the Project Area; detailed information on housing characteristics from the 2000 Census has not yet been released. The Block Group data available for the Project Area are based on a sampling of residential units. Based on this data, a proportional projection was made of the distribution of units by the number of rooms and the number of bedrooms in each unit. The results of this survey are outlined in Table 4, Units By Number of Rooms, and in Table 5, Units By Number of Bedrooms.

Table 4
UNITS BY NUMBER OF ROOMS ¹

Number of Rooms	Percentage (1990)	Current Estimate for Project Area
1 Room	0.1%	1
2 Rooms	0.5%	4
3 Rooms	4.7%	34
4 Rooms	7.6%	54
5 Rooms	26.0%	185
6 Rooms	32.5%	231
7 Rooms	13.5%	96
8 Rooms	9.5%	68
9+ Rooms	5.6%	40
Total	100.0%	713

Source: U.S. Census Bureau

1 As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table 5
UNITS BY NUMBER OF BEDROOMS ²

Number of Bedrooms	Percentage (1990)	Current Estimate For Project Area
Studio	0.1%	1
1 Bedroom	6.0%	43
2 Bedrooms	19.9%	142
3 Bedrooms	52.3%	372
4 Bedrooms	18.2%	130
5+ Bedrooms	3.5%	25
Total	100.0%	713

Source: U.S. Census Bureau

2 As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Camiros, Ltd. This survey identified 713 residential units, of which 19 (2.7%) were identified as vacant. Therefore, there are approximately 694 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of April 10, 2002, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11- 74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in Table 6, Race and Ethnicity Characteristics, within this section. The methodology to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. Population projections were made based on data from the 2000 United States Census. Camiros, Ltd. analyzed this data by Census Tract for those Census Tracts encompassed by the Project Area. The Census Tract is the lowest level of geography for which race and ethnicity characteristics have been released from the 2000 Census. Therefore, we have relied on Census Tract data because it is the best available information regarding the residents of the Project Area.

The total population for the Project Area was estimated by multiplying the number of households within the Project Area (713) by the average household size (3.1). Based on the estimated total population, a proportional projection was then made of the race and ethnicity characteristics of the residents. Multiplying these numbers, there are an estimated 2,210 residents living within the Project Area. The race and ethnic composition of these residents is indicated in Table 6, Race and Ethnicity Characteristics.

Table 6
RACE AND ETHNICITY CHARACTERISTICS

Race	Percentage (2000)	Estimated Residents
White	11.4%	252
Black or African-American	86.7%	1,916
American Indian and Alaska Native	0.6%	13
Asian	0.3%	7
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	1.0%	22
Total	100.0%	2,210

Hispanic Origin	Percentage (2000)	Estimated Residents
Hispanic	1.8%	40
Non-Hispanic	98.2%	2,170
Total	100.0%	2,210

Source: U.S. Census Bureau

PART II - POTENTIAL HOUSING IMPACT

Part II of this study contains, as required by the Act, information on any acquisition, relocation program, replacement housing and relocation assistance.

Number and Location of Units That May Be Removed

The primary objectives of the Plan are to redevelop vacant land, correct obsolete land use patterns through redevelopment, and conserve existing housing units. While the Plan does not propose redevelopment of current residential use areas, some displacement of residential units may occur in the process of redeveloping obsolete commercial (mixed-use) buildings and through the consolidation of vacant lots.

There is a possibility that over the 23-year life of the Project Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps.

1. Step one counts all inhabited residential units proposed for acquisition. For this purpose, the prior acquisition maps from the two existing Redevelopment Area Designations, the Vincennes Corridor Redevelopment Area Designation (adopted in 1999) and the 119th and I-57 Redevelopment Area Designation (adopted in 2001), were reviewed and it was determined that there are 27 inhabited residential units on current acquisition maps. The Plan's acquisition map identifies no additional properties to be acquired. Therefore, the total number of inhabited residential units that may be removed due to identified acquisition is 27.
2. Step two counts the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From the survey conducted by Camiros, Ltd., a total of six buildings containing occupied residential units have been identified within the Project Area that can be classified as dilapidated. Each of these buildings was identified as having one occupied dwelling unit. Therefore, the number of inhabited residential units that may be removed due to demolition or rehabilitation of dilapidated buildings is six.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the Land Use Plan for the Project Area, we determined that none of the inhabited residential units would be impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

Figure 6, Housing Impact Study Map (see Appendix A), identifies the 33 inhabited residential units, which is the sum of Steps 1, 2 and 3 that could potentially be removed during the 23-year life of the 119th Street/I-57 Redevelopment Project Area.

Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. To promote the development of affordable housing, the Plan requires developers receiving TIF assistance for market-rate housing to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. If, during the 23-year life of the 119th Street/I-57 Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas of Beverly, Morgan Park, Roseland and Washington Heights.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the *Chicago Sun-Times*, *Chicago Tribune* and *Daily Southtown*, and from Internet listings on Apartments.com and HomeStore.com during the first part of the month of May 2002. The results of this research are presented in Table 7, Survey of Available Housing Units. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times would likely reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year.

Since one of the key goals of the Plan is to develop infill housing on currently vacant lots and rehabilitate existing deteriorated buildings, it is assumed that displacement, if any, caused by activities as part of the Plan, will occur concurrently with the development of new housing. As a result, it is anticipated that there will be no net loss of units within the Project Area. Furthermore, there is a likelihood that any displacement of the 33 potential units would occur incrementally over the 23-year life of the Project Area as individual development projects occur. Therefore, it is not anticipated that there would be a need to relocate more than a few households, if any, in any given year during the full life of the Project Area.

Table 7
SURVEY OF AVAILABLE HOUSING UNITS

	Location	# of Bedrooms	Rental Price	Amenities	Section 8 Accepted	Community Area
1	11923 S. Western	studio - 2	\$495 - \$860			Beverly
2	901 E. 104th St.	1	30% of income		Yes (100%)	Roseland
3	108th St. & King Dr.	1	\$500			Roseland
4	97th & Vincennes	1	\$525			Washington Hts.
5	112th St. & Vernon	1	\$550			Roseland
6	11201 S. King Dr.	1	\$575	Includes heat	Yes	Roseland
7		1	\$600	Includes utilities		Beverly
8	232 E. 121st Pl.	1 - 2	\$515 - \$625			Roseland
9	10523 S. Artesian	1 - 2	\$650 - \$800			Beverly
10	105th St. & Artesian	1 - 2	\$700 - \$850	Includes heat		Beverly
11	111th St. & Western	2	\$690			Morgan Park
12	11110 S. Homewood	2	\$710	Includes heat, & gas stove		Morgan Park
13	109th St. & Vernon	2	\$750		Yes	Roseland
14	107th St. & State	2	\$800	Includes heat	Yes	Roseland
15	103rd St. & Hale	2	\$800	Includes heat		Beverly
16	111th & Western	2	\$860			Morgan Park
17	11153 S. Vernon	2 - 3	\$850 - \$950		Yes	Roseland
18		3	\$600		Yes	Roseland
19	111th St. & Halsted	3	\$800			Roseland
20	10931 S. Wabash	3	\$1,000	House	Yes	Roseland

Source: Chicago Sun-Times, Chicago Tribune, Daily Southtown, Apartments.com and HomeStore.com

Relocation Assistance

While the removal or displacement of housing units is not a goal of the Plan, it is possible that a small number of units may be removed in the process of implementing the Plan. If the removal or displacement of low-income, very low-income or very, very low-income households is required, such residents will be provided with relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households," "very, very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, I 310 ILCS 65/3. These statutory terms have the following meanings:

- a. "low-income households" means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937;
- b. "very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;
- c. "very, very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 30 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- d. "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

In order to estimate the number of moderate-, low-, very low- and very, very low-income households within the Project Area, Camiros, Ltd. used data available from Claritas, Inc., a national demographic data provider. Claritas, Inc. produced income projections, expressed in "current" dollars for the year 2001, for those Census Tracts encompassed by the Project Area. These projections are based on data from the 1990 United States Census; detailed information on income characteristics from the 2000 Census has not yet been released. We have relied on this data because it is the best available information regarding the income characteristics of the Project Area.

Based on the Claritas data, It is estimated that 13% of the households within the Project Area may be classified as very, very low-income; 12% may be classified as very low-income; 15% may be classified as low-income; and 19% may be classified as moderate-income. Applying these percentages to the 713 inhabited residential units (equivalent to households) identified during the survey completed by Camiros, Ltd. reveals that 91 households within the Project Area may be classified as very, very low-income; 84 households may be classified as very low-income; 107 households may be classified as low-income; and 139 households may be classified as moderate-income. This information is summarized in Table 8, Household Income.

Table 8
HOUSEHOLD INCOME

Income Category	Annual Income Range (2001 estimate)	Percentage of Households	Number of Households
Very, Very Low- Income	\$0 - \$17,647	12.7%	91
Very Low- Income	\$17,648 - \$29,412	11.8%	84
Low-Income	\$29,413 - \$47,060	15.0%	107
Moderate-Income	\$47,061 - \$70,590	19.5%	139
Above Moderate- Income	\$70,591 or more	41.0%	292
Total		100.0%	713

Source: Claritas, Inc.

As described above, the estimates of the total number of moderate-, low-, very low- and very, very low-income households within the Project Area collectively represent 59% of the total inhabited units, and the number of households in the low-income categories collectively represent 40% of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 119th Street/I-57 Redevelopment Project Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended pursuant to the provisions of the Act.

11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City is committed to and will affirmatively implement the following principles in redevelopment agreements with respect to the Plan. The City may implement various neighborhood grant programs imposing these or different requirements.

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City of Chicago's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees. The city shall have the right in its sole discretion to exempt certain small business and residential property owners and developers from the above.
5. The City requires that developers who receive TIF assistance for market-rate housing set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

APPENDIX A
119TH STREET/I-57
REDEVELOPMENT PROJECT AREA
FIGURES 1-6 and TABLE 9

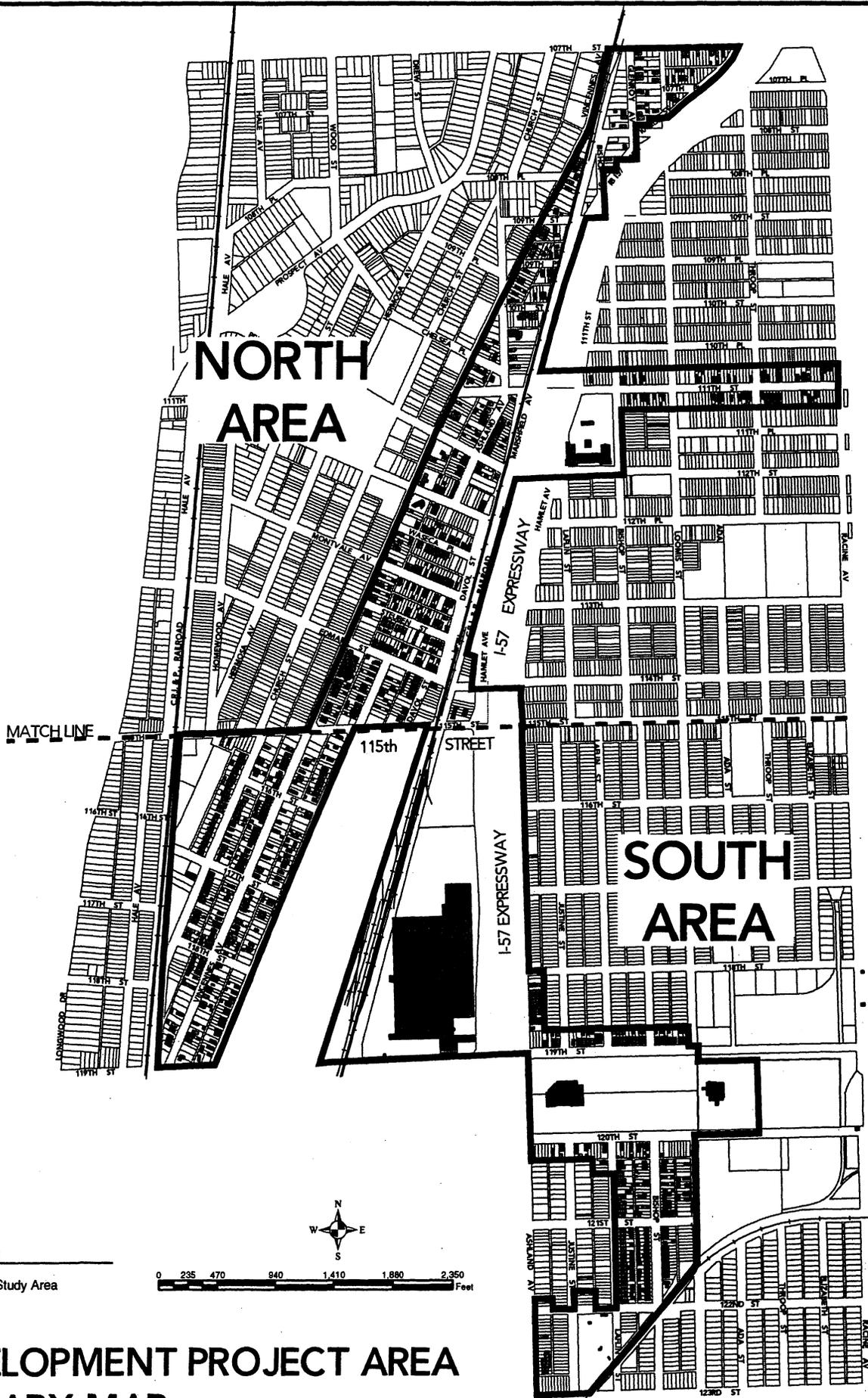


FIGURE 1
REDEVELOPMENT PROJECT AREA
BOUNDARY MAP

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

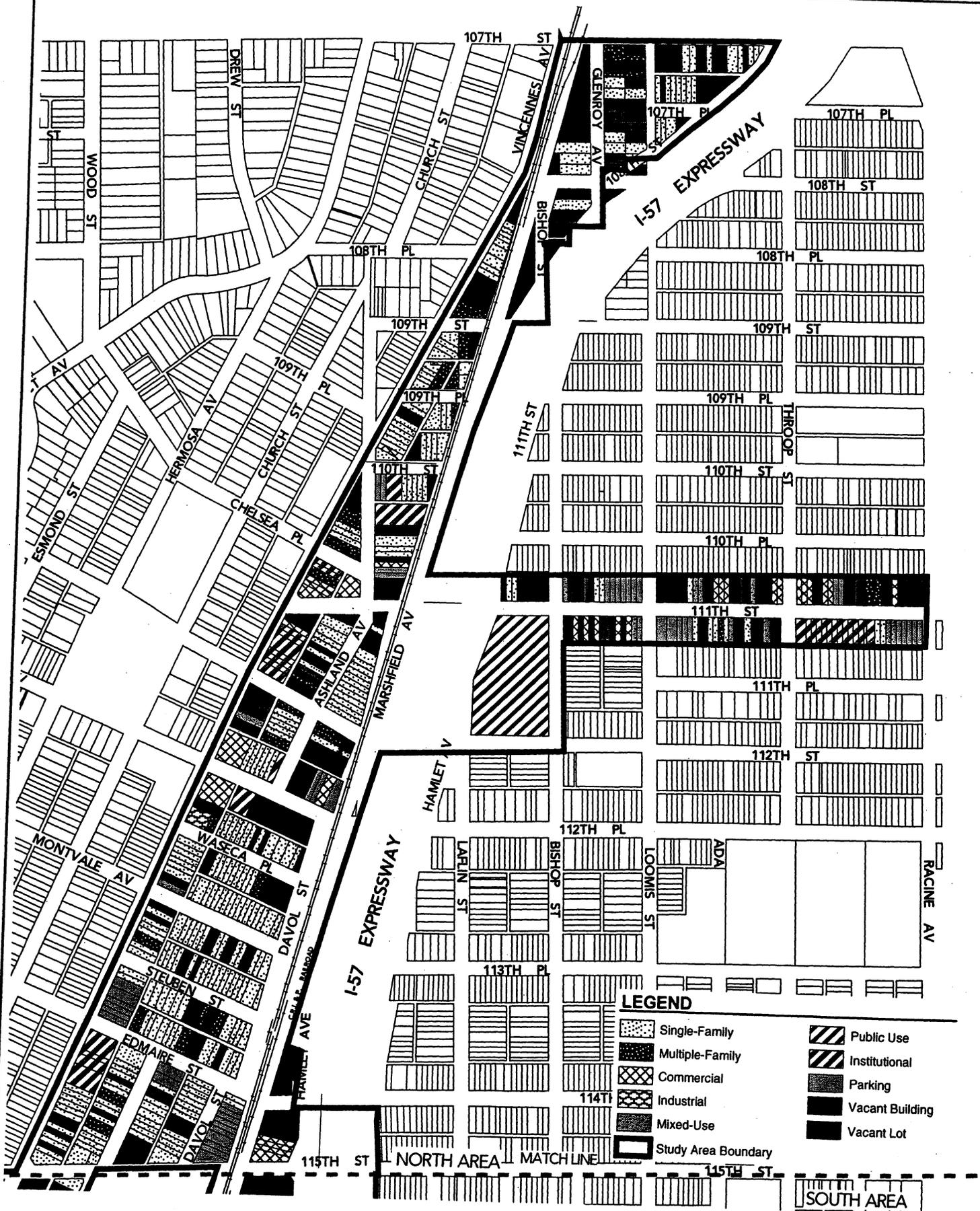
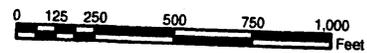


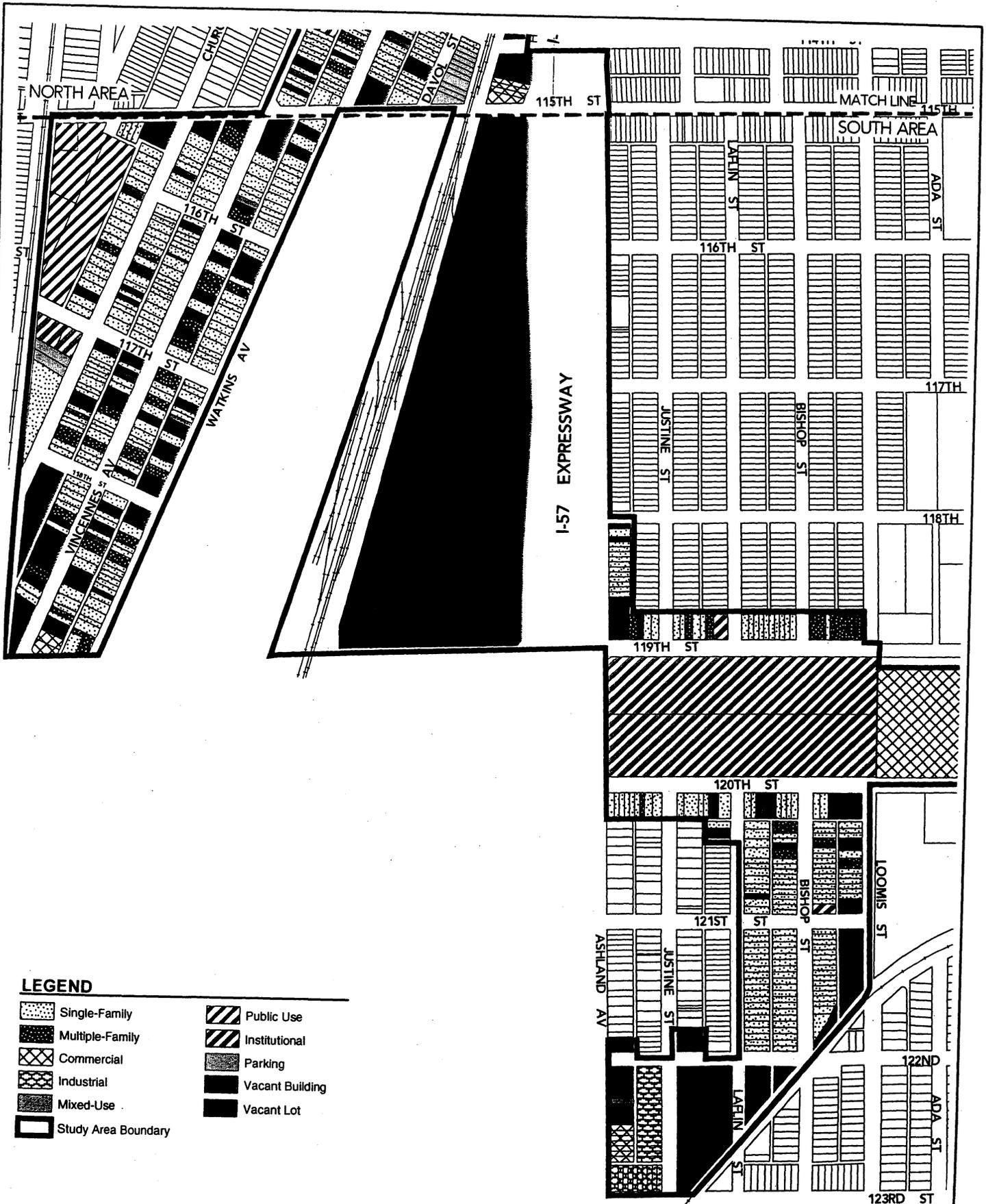
FIGURE 2
EXISTING LAND USE - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS



CAMIROS

JUNE 28, 2002

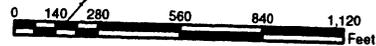


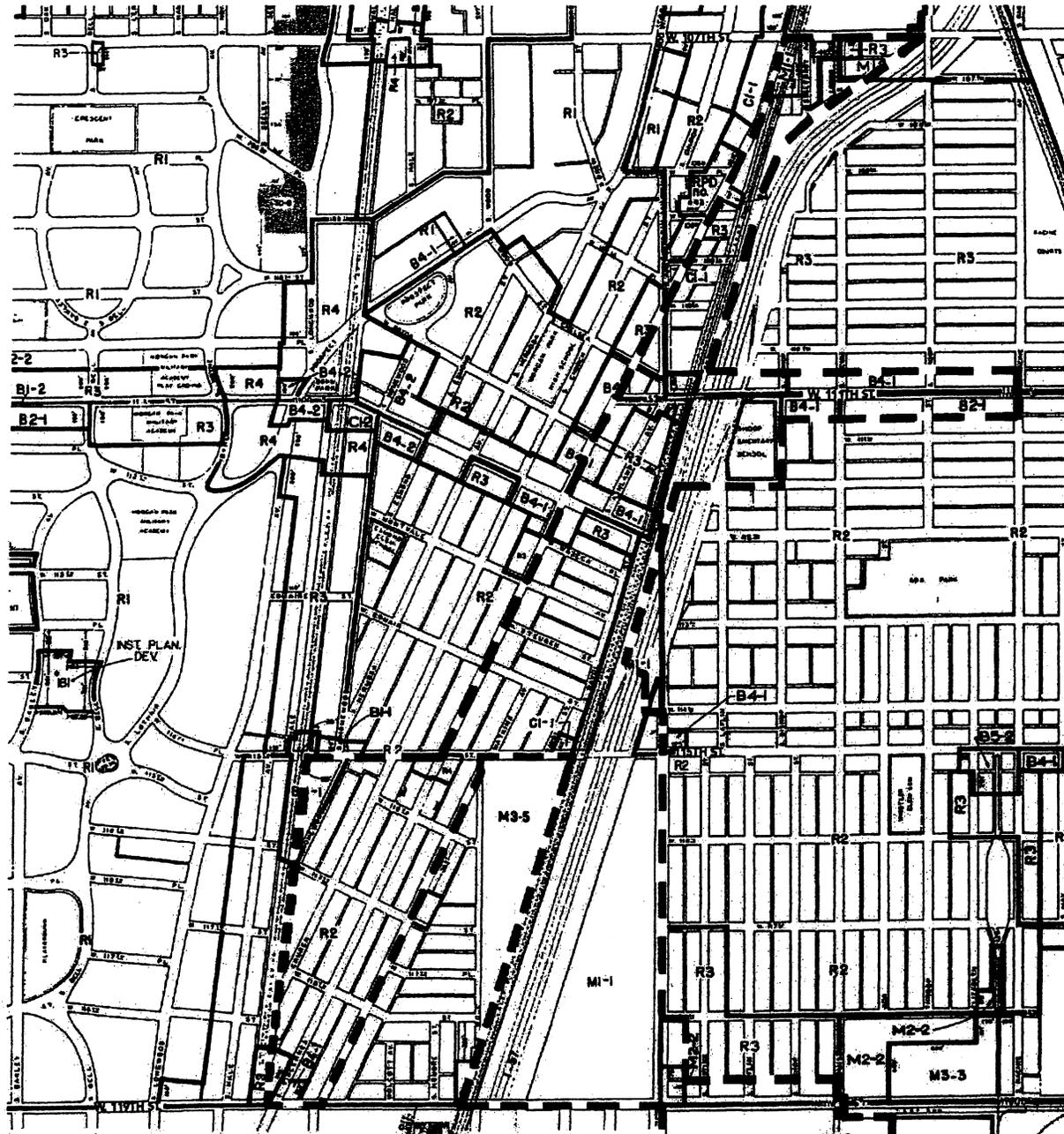
LEGEND

- | | | | |
|--|---------------------|--|-----------------|
| | Single-Family | | Public Use |
| | Multiple-Family | | Institutional |
| | Commercial | | Parking |
| | Industrial | | Vacant Building |
| | Mixed-Use | | Vacant Lot |
| | Study Area Boundary | | |

FIGURE 2
EXISTING LAND USE - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS



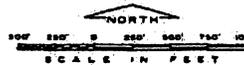


- RESIDENTIAL DISTRICTS**
- R1 SINGLE-FAMILY RESIDENCE DISTRICT
 - R2 SINGLE-FAMILY RESIDENCE DISTRICT
 - R3 GENERAL RESIDENCE DISTRICT
 - R4 GENERAL RESIDENCE DISTRICT
 - R5 GENERAL RESIDENCE DISTRICT
 - R6 GENERAL RESIDENCE DISTRICT
 - R7 GENERAL RESIDENCE DISTRICT
 - R8 GENERAL RESIDENCE DISTRICT

- BUSINESS DISTRICTS**
- B1-1 TO B1-6 LOCAL RETAIL DISTRICTS
 - B2-1 TO B2-6 RESTRICTED RETAIL DISTRICTS
 - B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
 - B4-1 TO B4-6 RESTRICTED SERVICE DISTRICTS
 - B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
 - B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

- COMMERCIAL DISTRICTS**
- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
 - C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
 - C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
 - C4 MOTOR FREIGHT TERMINAL DISTRICT

- MANUFACTURING DISTRICTS**
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
 - M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
 - M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT



FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.

FIGURE 3

EXISTING ZONING

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

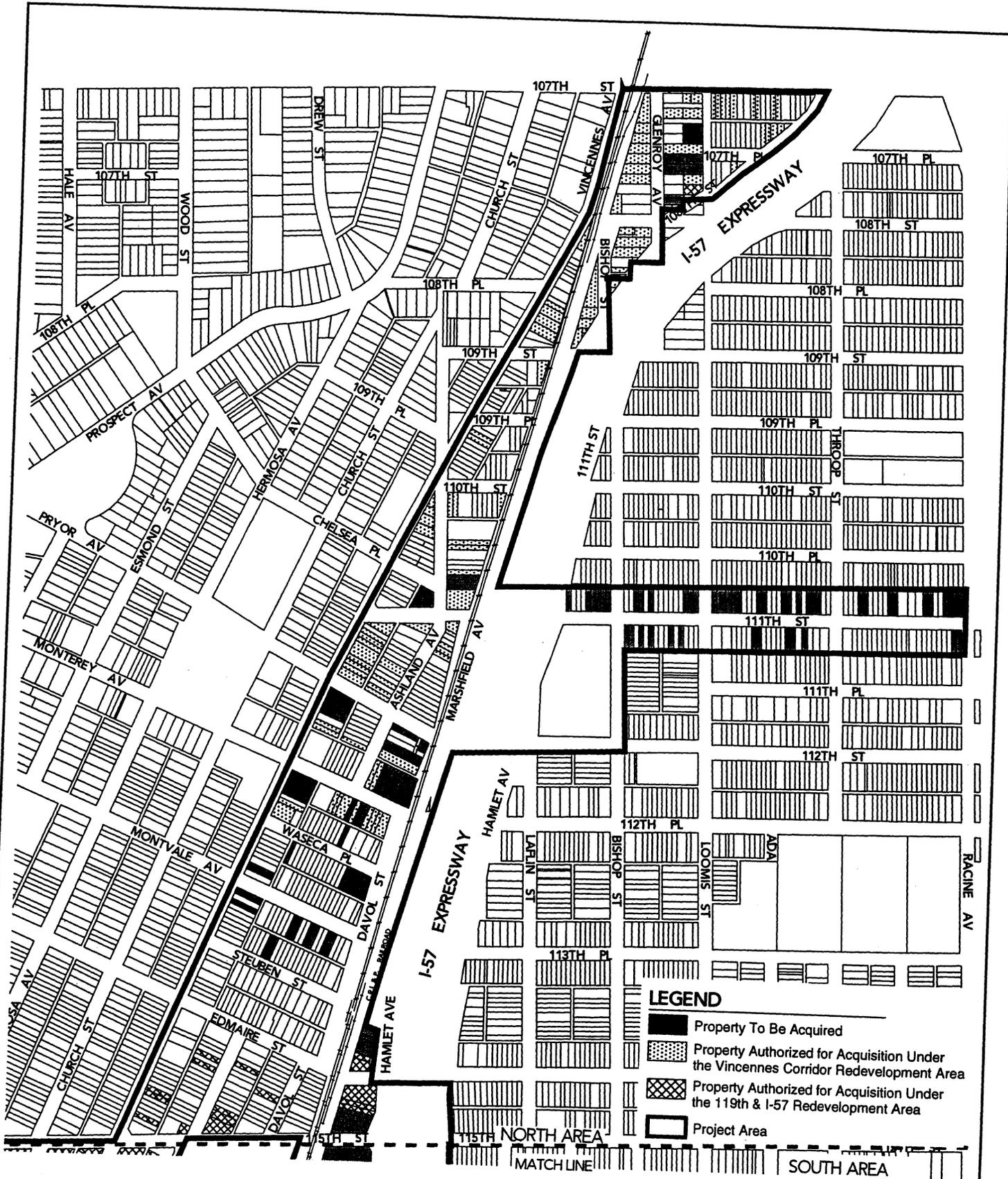
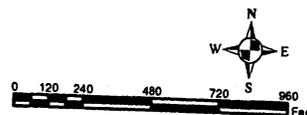


FIGURE 4

ACQUISITION MAP - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS



CAMIROS

AUGUST 28, 2002

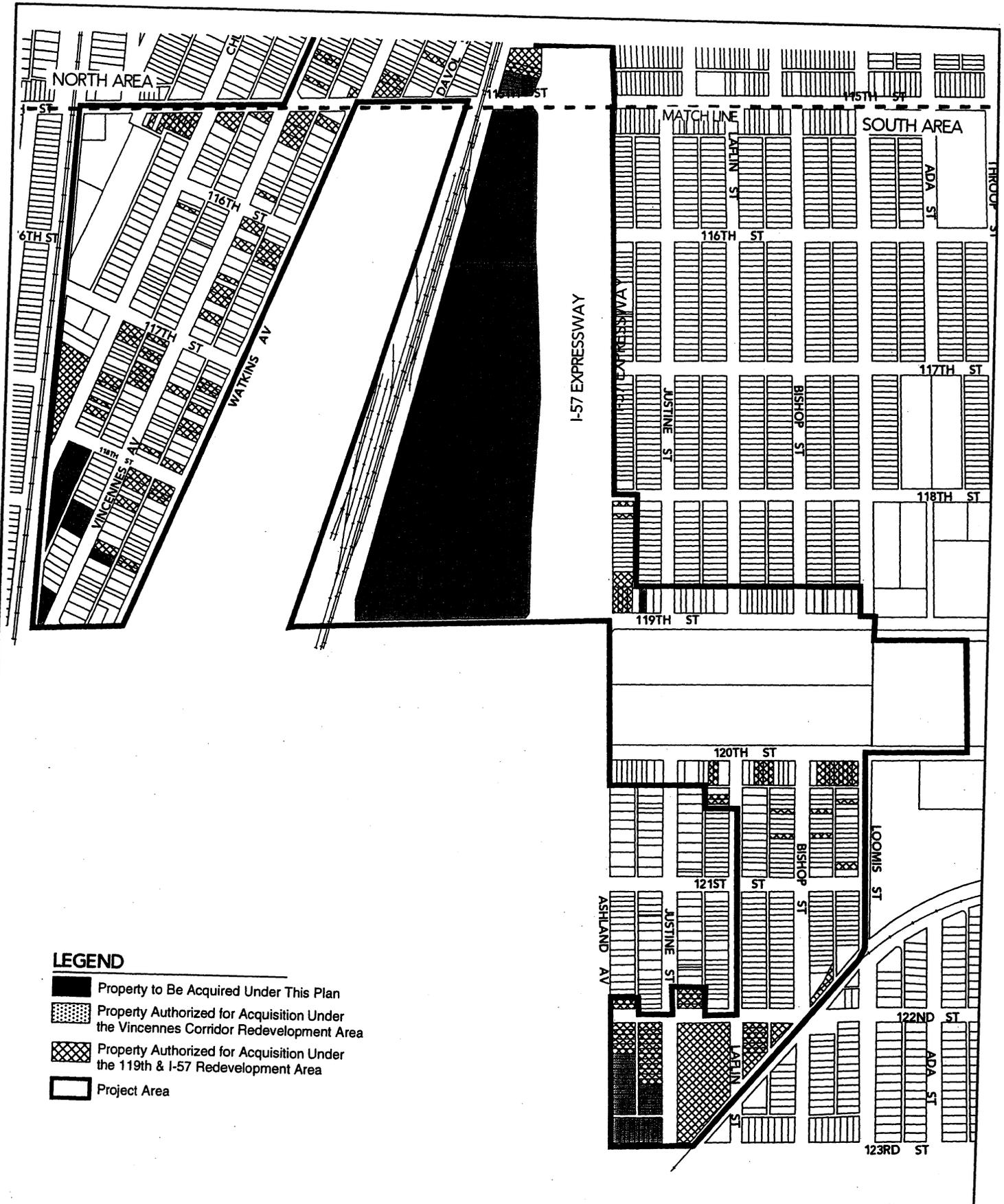
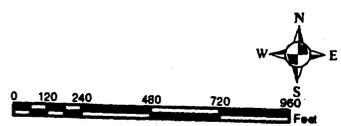


FIGURE 4

ACQUISITION MAP - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS



CAMIROS

AUGUST 28, 2002

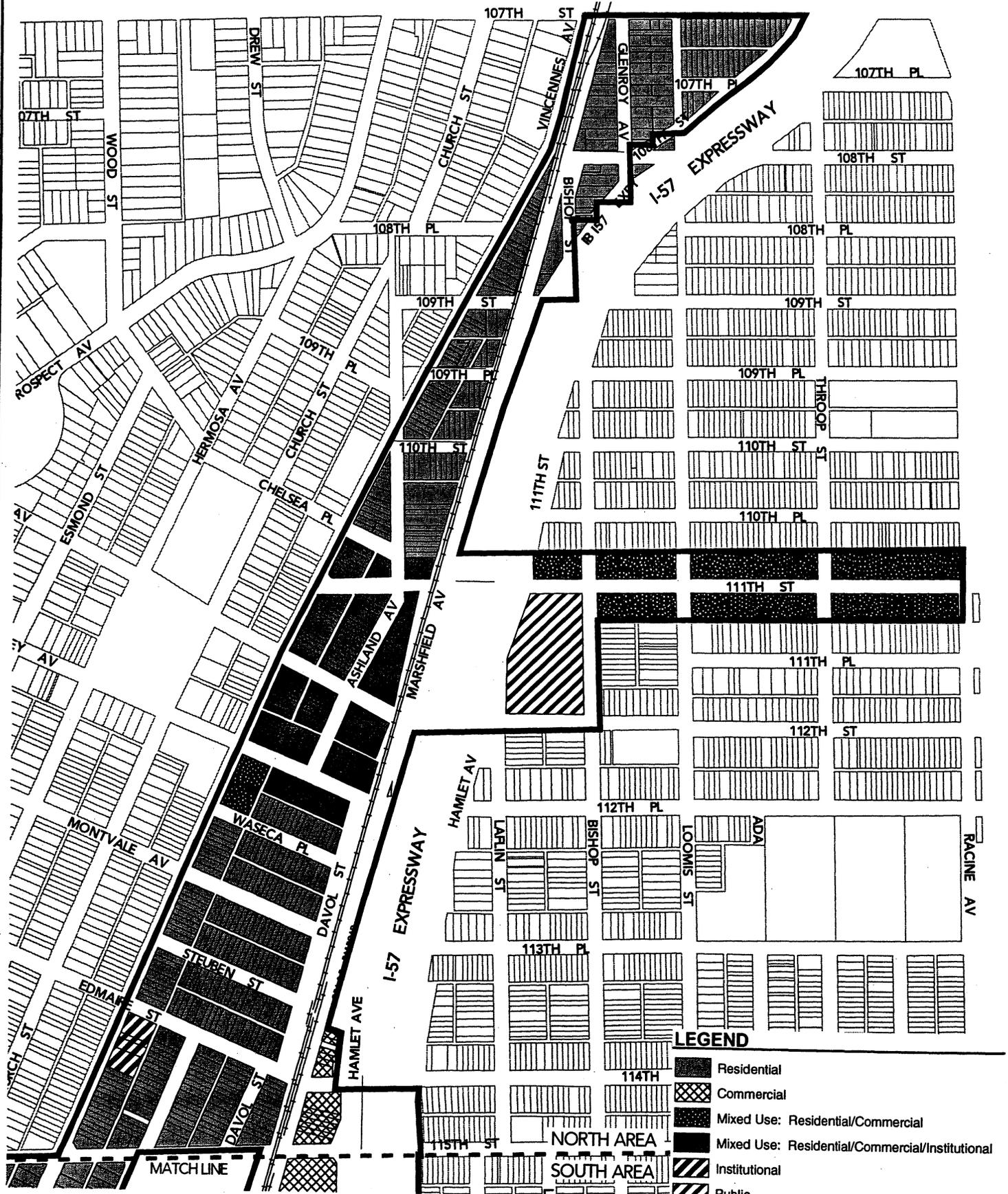
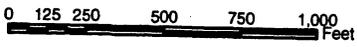
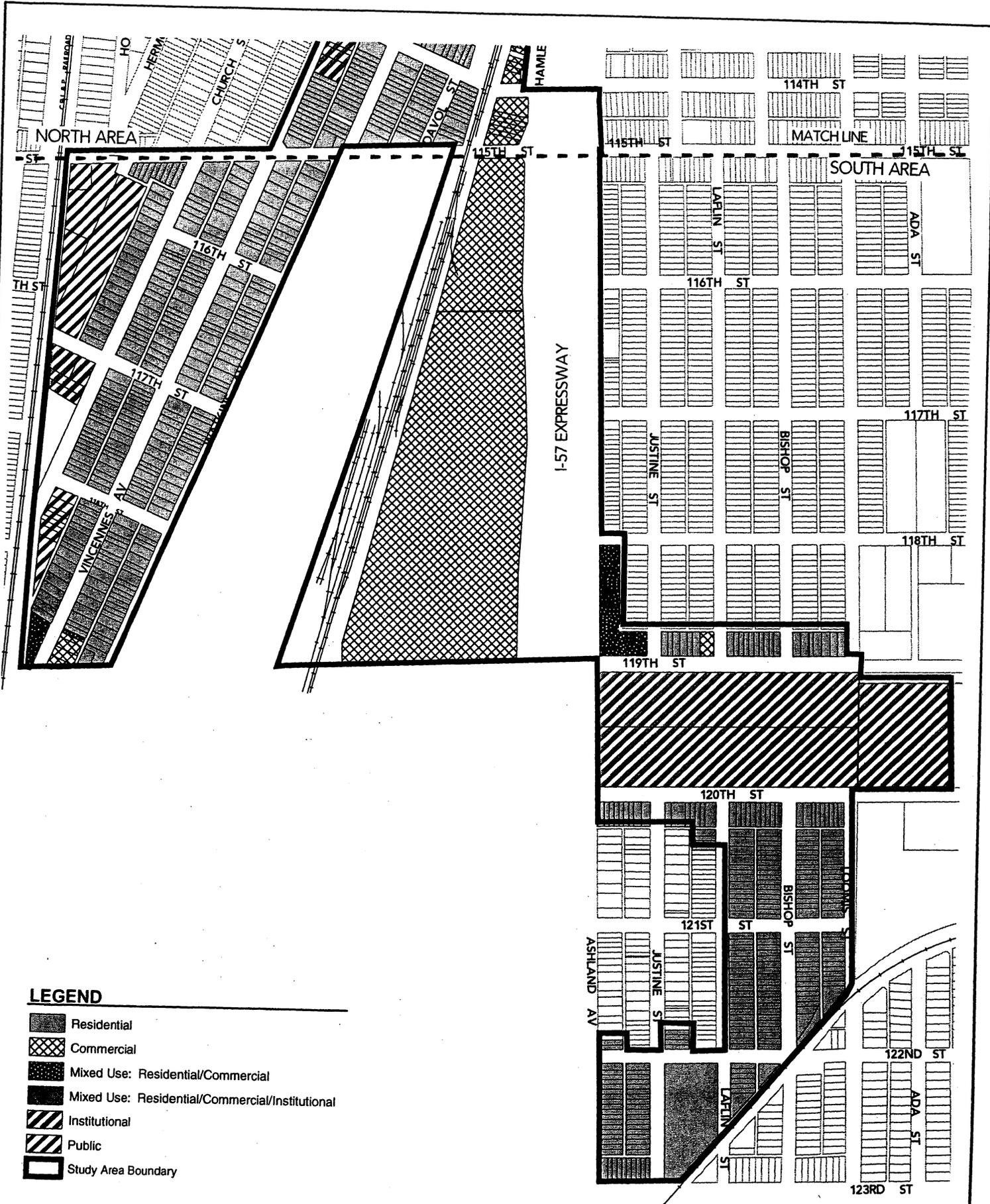


FIGURE 5
LAND USE PLAN - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS



CAMIROS
 JUNE 28, 2002

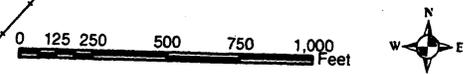


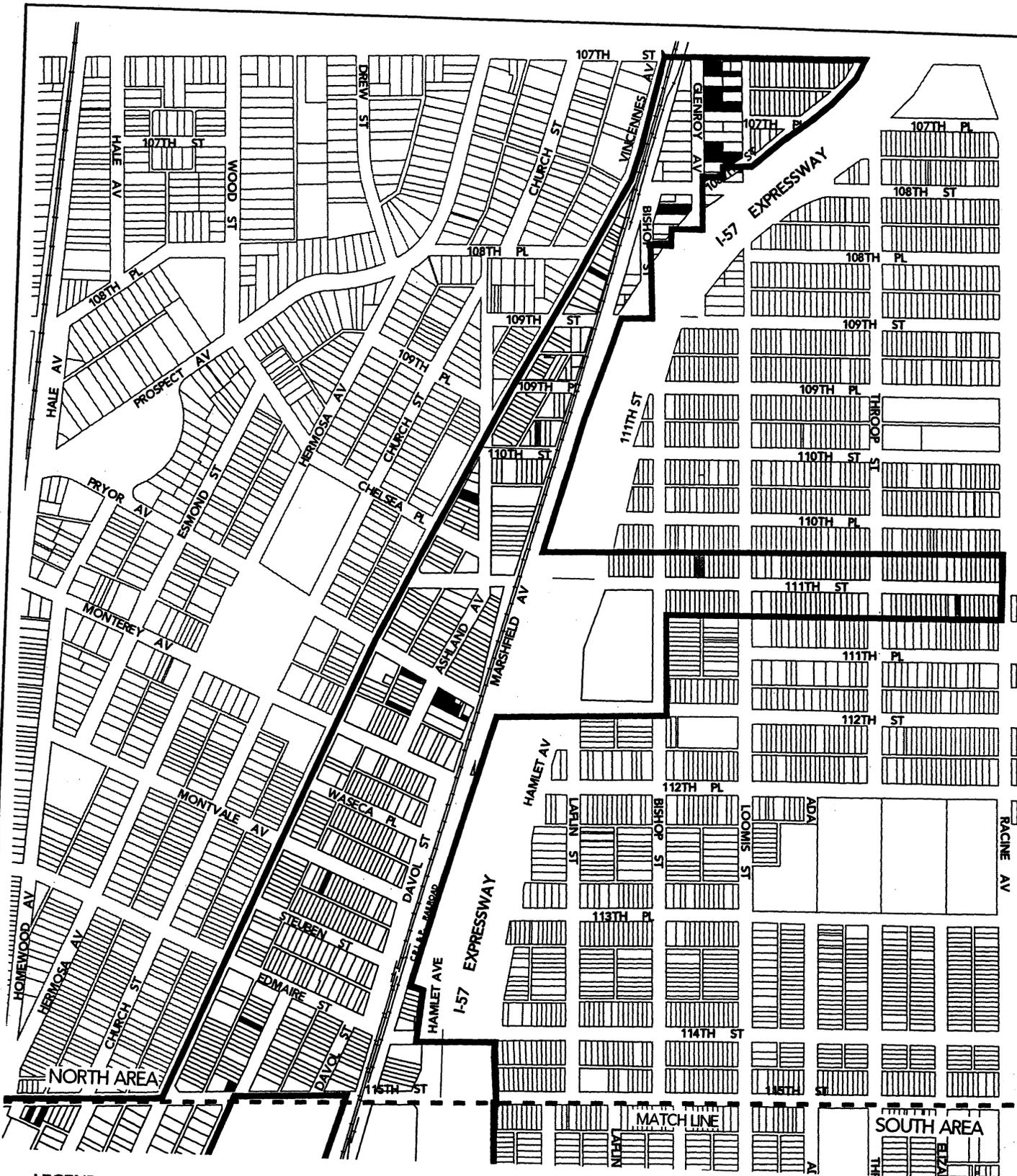
LEGEND

-  Residential
-  Commercial
-  Mixed Use: Residential/Commercial
-  Mixed Use: Residential/Commercial/Institutional
-  Institutional
-  Public
-  Study Area Boundary

FIGURE 5
LAND USE PLAN - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS





LEGEND

-  Inhabited Residential Units To Be Acquired
-  Inhabited Residential Units in Dilapidated Buildings
-  Study Area

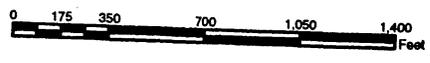


FIGURE 6
HOUSING IMPACT STUDY MAP - NORTH AREA
 119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

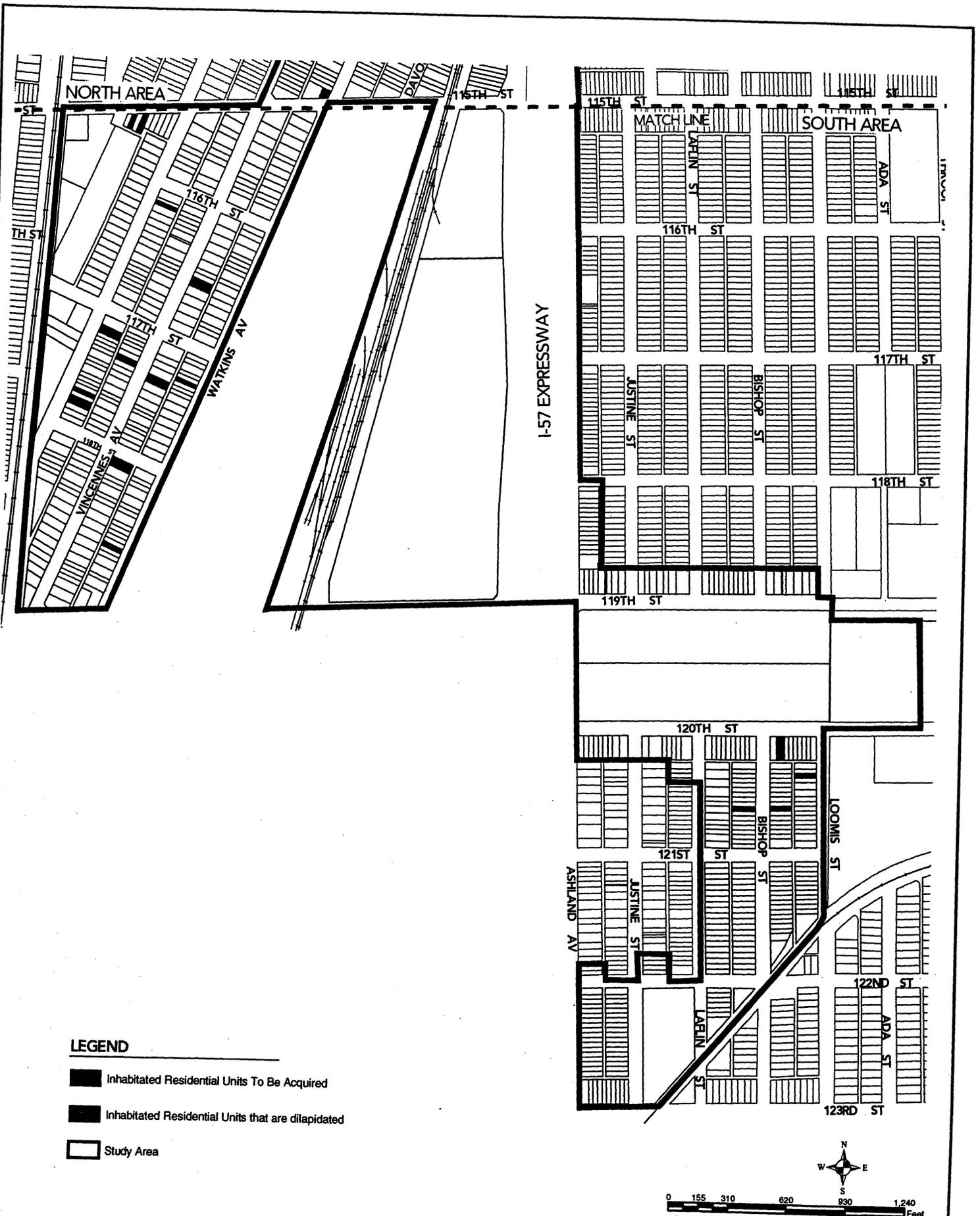


FIGURE 6
HOUSING IMPACT STUDY MAP - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

Table 9**LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS**

The following list of parcels represents those parcels that were identified on prior acquisition maps and those parcels being added to the Acquisition Map of this Plan.

Properties Authorized for Acquisition under the Vincennes Corridor Redevelopment Plan

25-17-302-001-0000	10706 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-002-0000	10724 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-003-0000	10718 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-004-0000	10728 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-005-0000	10728 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-006-0000	10734 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-007-0000	10740 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-009-0000	10757 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-002-0000	1409 W 107TH ST	CHICAGO	IL	60643
25-17-303-003-0000	1403 W 107TH ST	CHICAGO	IL	60643
25-17-303-005-0000	10713 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-006-0000	10726 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-011-0000	10725 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-017-0000	10746 S. LOOMIS	CHICAGO	IL	60643
25-17-303-018-0000	10755 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-021-0000	10734 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-023-0000	10746 S LOOMIS ST	CHICAGO	IL	60643
25-17-304-001-0000	1301 W 107TH ST	CHICAGO	IL	60643
25-17-304-002-0000	1303 W 107TH ST	CHICAGO	IL	60643
25-17-304-003-0000	1350 W 107TH ST	CHICAGO	IL	60643
25-17-304-004-0000	1351 W 107TH ST	CHICAGO	IL	60643
25-17-304-005-0000	1349 W 107TH ST	CHICAGO	IL	60643
25-17-304-008-0000	1339 W 107TH ST	CHICAGO	IL	60643
25-17-304-009-0000	1335 W 107TH ST	CHICAGO	IL	60643
25-17-304-012-0000	1327 W 107TH ST	CHICAGO	IL	60643
25-17-304-013-0000	1325 W 107TH ST	CHICAGO	IL	60643
25-17-304-033-0000	1330 W 107TH PL	CHICAGO	IL	60643
25-17-304-034-0000	1330 W 107TH PL	CHICAGO	IL	60643
25-17-304-035-0000	1328 W 107TH PL	CHICAGO	IL	60643
25-17-304-036-0000	1326 W 107TH PL	CHICAGO	IL	60643
25-17-305-005-0000	1351 W 107TH PL	CHICAGO	IL	60643
25-17-305-006-0000	1347 W 107TH PL	CHICAGO	IL	60643
25-17-309-007-0000	10849 S. VINCENNES	CHICAGO	IL	60643
25-17-309-008-0000	10845 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-009-0000	10851 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-010-0000	10853 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-012-0000	10826 S BISHOP ST	CHICAGO	IL	60643
25-17-309-013-0000	10840 S BISHOP ST	CHICAGO	IL	60643
25-17-309-014-0000	10846 S BISHOP ST	CHICAGO	IL	60643
25-17-309-015-0000	1508 W 109TH ST	CHICAGO	IL	60643
25-17-309-019-0000	1504 W 109TH ST	CHICAGO	IL	60643
25-17-309-020-0000	1504 W 109TH ST	CHICAGO	IL	60643

25-17-309-029-0000	10827 S VINCENNES AVE	CHICAGO	IL	60643
25-17-310-001-0000	10801 S BISHOP ST	CHICAGO	IL	60643
25-17-310-002-0000	10800 S GLENROY AVE	CHICAGO	IL	60643
25-17-310-003-0000	10806 S. GLENROY	CHICAGO	IL	60643
25-17-310-004-0000	10821 S BISHOP ST	CHICAGO	IL	60643
25-17-310-008-0000	10817 S. BISHOP	CHICAGO	IL	60643
25-17-310-010-0000	10825 S BISHOP ST	CHICAGO	IL	60643
25-17-310-011-0000	10827 S BISHOP ST	CHICAGO	IL	60643
25-17-317-010-0000	1507 W 109TH ST	CHICAGO	IL	60643
25-17-322-003-0000	10941 S VINCENNES AVE	CHICAGO	IL	60643
25-17-322-004-0000	10943 S VINCENNES AVE	CHICAGO	IL	60643
25-17-326-001-0000	1543 W. 110TH ST.	CHICAGO	IL	60643
25-17-326-002-0000	1543 W. 110TH ST.	CHICAGO	IL	60643
25-17-326-009-0000	1529 W 110TH ST	CHICAGO	IL	60643
25-17-326-014-0000	1527 W 110TH ST	CHICAGO	IL	60643
25-17-326-015-0000	11027 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-020-0000	11041 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-059-0000	11051 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-001-0000	11002 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-002-0000	11008 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-003-0000	11014 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-004-0000	11030 S. ASHLAND	CHICAGO	IL	60643
25-19-203-004-0000	11103-11105 S. VINCENNES	CHICAGO	IL	60643
25-19-203-005-0000	11106 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-006-0000	11108 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-010-0000	11116 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-011-0000	11118 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-012-0000	11125 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-013-0000	11127 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-014-0000	1601 W 111TH ST	CHICAGO	IL	60643
25-19-203-022-0000	11134 W MONTEREY AVE	CHICAGO	IL	60643
25-19-203-025-0000	11140 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-027-0000	11144 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-028-0000	11141 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-029-0000	11113 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-030-0000	1611 W 111TH ST	CHICAGO	IL	60643
25-19-204-001-0000	11101 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-004-0000	11111 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-005-0000	11113 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-006-0000	11118 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-019-0000	11103 S ASHLAND AVE	CHICAGO	IL	60643
25-19-205-008-0000	11155 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-009-0000	11157 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-017-0000	11172 S. ASHLAND	CHICAGO	IL	60643
25-19-206-004-0000	1605 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-007-0000	11173 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-008-0000	1620 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-009-0000	1616 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-007-0000	11215 S. VINCENNES	CHICAGO	IL	60643
25-19-212-008-0000	11221 S VINCENNES AVE	CHICAGO	IL	60643

25-19-212-014-0000	1649 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-018-0000	1639 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-021-0000	1631 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-041-0000	1645 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-042-0000	1643 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-043-0000	1627 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-047-0000	1625 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-048-0000	1621 W MONTEREY AVE	CHICAGO	IL	60643

Properties Authorized for Acquisition under the 119th St. and I-57 Redevelopment Plan

25-19-220-022-0000	11434 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-023-0000	11423 S HAMLET AVE	CHICAGO	IL	60643
25-19-226-017-0000	11443 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-018-0000	11445 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-023-0000	11455 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-030-0000	11416 S WATKINS AVE	CHICAGO	IL	60643
25-19-226-032-0000	11418 S. WATKINS	CHICAGO	IL	60643
25-19-226-045-0000	11454 S. WATKINS	CHICAGO	IL	60643
25-19-227-004-0000	11415 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-013-0000	11437 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-025-0000	11452 S DAVOL ST	CHICAGO	IL	60643
25-19-227-032-0000	11445 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-033-0000	11447 S WATKINS AVE	CHICAGO	IL	60643
25-19-229-004-0000	11458 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-005-0000	11460 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-010-0000	11454 S HAMLET AVE	CHICAGO	IL	60643
25-19-401-002-0000	1925 W. 115TH ST.	CHICAGO	IL	60643
25-19-401-004-0000	1919 W. 115TH ST.	CHICAGO	IL	60643
25-19-401-005-0000	1909 W 115TH ST	CHICAGO	IL	60643
25-19-401-006-0000	1907 W 115TH ST	CHICAGO	IL	60643
25-19-401-007-0000	1905 W 115TH ST	CHICAGO	IL	60643
25-19-401-008-0000	1903 W 115TH ST	CHICAGO	IL	60643
25-19-401-009-0000	1901 W 115TH ST	CHICAGO	IL	60643
25-19-402-001-0000	11503 S CHURCH ST	CHICAGO	IL	60643
25-19-402-008-0000	11500? S. VINCENNES	CHICAGO	IL	60643
25-19-403-001-0000	11534 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-002-0000	11530 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-003-0000	11525 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-011-0000	11506 S WATKINS AVE	CHICAGO	IL	60643
25-19-403-029-0000	11535 S VINCENNES AVE	CHICAGO	IL	60643
25-19-405-003-0000	11539 S. CHURCH	CHICAGO	IL	60643
25-19-406-001-0000	11605 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-003-0000	11613 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-008-0000	11635 S. VINCENNES	CHICAGO	IL	60643
25-19-406-009-0000	11643 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-011-0000	11655 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-015-0000	11608 S WATKINS AVE	CHICAGO	IL	60643
25-19-406-016-0000	11612 S WATKINS AVE	CHICAGO	IL	60643
25-19-406-017-0000	11616 S WATKINS AVE	CHICAGO	IL	60643

25-19-406-031-0000	11633 S VINCENNES AVE	CHICAGO	IL	60643
25-19-408-016-0000	11706 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-001-0000	11643 S. CHURCH	CHICAGO	IL	60643
25-19-409-002-0000	11665 S. CHURCH	CHICAGO	IL	60643
25-19-409-007-0000	11737 S CHURCH ST	CHICAGO	IL	60643
25-19-409-011-0000	11715 S. CHURCH	CHICAGO	IL	60643
25-19-409-013-0000	11753 S CHURCH ST	CHICAGO	IL	60643
25-19-409-017-0000	11702 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-020-0000	11708 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-021-0000	11712 S. VINCENNES	CHICAGO	IL	60643
25-19-409-023-0000	11718 S. VINCENNES	CHICAGO	IL	60643
25-19-409-024-0000	11720 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-025-0000	11724 S VINCENNES AVE	CHICAGO	IL	60643
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25-19-409-043-0000	11739 S CHURCH ST	CHICAGO	IL	60643
25-19-410-005-0000	11723 S. VINCENNES	CHICAGO	IL	60643
25-19-410-017-0000	11712 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-018-0000	11714 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-019-0000	11718 S. WATKINS	CHICAGO	IL	60643
25-19-410-023-0000	11726 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-025-0000	11736 S WATKINS AVE	CHICAGO	IL	60643
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25-19-410-030-0000	11754 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-037-0000	11761 S VINCENNES AVE	CHICAGO	IL	60643
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25-19-414-002-0000	11809 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-004-0000	11817 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-010-0000	11841 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-020-0000	11804 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-021-0000	11806 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-022-0000	11808 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-033-0000	11842/44 S. WATKINS	CHICAGO	IL	60643
25-19-414-034-0000	11846 S WATKINS AVE	CHICAGO	IL	60643
25-20-321-003-0000	11807 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-032-0000	11855 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-033-0000	11855 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-034-0000	1550 W 119TH ST	CHICAGO	IL	60643
25-20-321-035-0000	1548 W 119TH ST	CHICAGO	IL	60643
25-20-321-046-0000	11801 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-053-0000	11841 S ASHLAND AVE	CHICAGO	IL	60643
25-29-103-007-0000	1509 W 120TH ST	CHICAGO	IL	60643
25-29-103-008-0000	1507 W 120TH ST	CHICAGO	IL	60643
25-29-103-028-0000	12018 S. LAFLIN	CHICAGO	IL	60643
25-29-103-029-0000	12020 S. LAFLIN	CHICAGO	IL	60643
25-29-104-003-0000	1451 W 120TH ST	CHICAGO	IL	60643
25-29-104-004-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-005-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-006-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-033-0000	12026 S. BISHOP	CHICAGO	IL	60643
25-29-104-038-0000	12040 S. BISHOP	CHICAGO	IL	60643

25-29-105-004-0000	1417 W 120TH ST	CHICAGO	IL	60643
25-29-105-005-0000	1415 W 120TH ST	CHICAGO	IL	60643
25-29-105-006-0000	1413 W 120TH ST	CHICAGO	IL	60643
25-29-105-007-0000	1409 W 120TH ST	CHICAGO	IL	60643
25-29-105-008-0000	1407 W 120TH ST	CHICAGO	IL	60643
25-29-105-009-0000	1405 W 120TH ST	CHICAGO	IL	60643
25-29-105-010-0000	1401 W 120TH ST	CHICAGO	IL	60643
25-29-105-015-0000	12027 S BISHOP ST	CHICAGO	IL	60643
25-29-105-020-0000	12037 S. BISHOP	CHICAGO	IL	60643
25-29-105-031-0000	12018 S. LOOMIS	CHICAGO	IL	60643
25-29-105-043-0000	12054 S LOOMIS ST	CHICAGO	IL	60643
25-29-105-049-0000	1425 W. 120TH ST.	CHICAGO	IL	60643
25-29-106-023-0000	12155 S ASHLAND AVE	CHICAGO	IL	60643
25-29-106-024-0000	12159 S ASHLAND AVE	CHICAGO	IL	60643
25-29-107-021-0000	12151 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-022-0000	12153 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-023-0000	12155 S JUSTINE ST	CHICAGO	IL	60643
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25-29-109-043-0000	12153 S BISHOP ST	CHICAGO	IL	60643
25-29-110-001-0000	12201 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-002-0000	12203 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-003-0000	12205 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-004-0000	12209 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-005-0000	12211 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-006-0000	12213 S ASHLAND AVE	CHICAGO	IL	60643
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25-29-110-020-0000	12202 S JUSTINE ST	CHICAGO	IL	60643
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25-29-110-027-0000	12220 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-028-0000	12222 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-029-0000	12224 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-030-0000	12228 S JUSTINE ST	CHICAGO	IL	60643
25-29-111-001-0000	12201 S JUSTINE ST	CHICAGO	IL	60643
25-29-112-001-0000	12201 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-002-0000	12203 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-003-0000	12207 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-004-0000	12209 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-005-0000	12211 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-006-0000	12213 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-007-0000	12219 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-011-0000	1441 W 122ND ST	CHICAGO	IL	60643

Properties to be Acquired under this Plan

25-17-303-009-0000	10716 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-013-0000	10735 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-016-0000	10751 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-024-0000	10731 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-025-0000	10730 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-027-0000	10722 S LOOMIS ST	CHICAGO	IL	60643
25-17-326-021-0000	11043 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-022-0000	11045 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-023-0000	11047 S ASHLAND AVE	CHICAGO	IL	60643
25-17-331-026-0000	1454 W 111TH ST	CHICAGO	IL	60643
25-17-331-027-0000	1452 W 111TH ST	CHICAGO	IL	60643
25-17-331-028-0000	1448 W 111TH ST	CHICAGO	IL	60643
25-17-331-029-0000	1446 W 111TH ST	CHICAGO	IL	60643
25-17-331-030-0000	1444 W 111TH ST	CHICAGO	IL	60643
25-17-331-032-0000	1464 W 111TH ST	CHICAGO	IL	60643
25-17-332-016-0000	1426 W 111TH ST	CHICAGO	IL	60643
25-17-332-017-0000	1424 W 111TH ST	CHICAGO	IL	60643
25-17-332-019-0000	1426 W. 111TH ST.	CHICAGO	IL	60643
25-17-332-026-0000	1406 W 111TH ST	CHICAGO	IL	60643
25-17-332-027-0000	1402 W 111TH ST	CHICAGO	IL	60643
25-17-332-028-0000	1400 W 111TH ST	CHICAGO	IL	60643
25-17-333-024-0000	1356 W 111TH ST	CHICAGO	IL	60643
25-17-333-025-0000	1352 W 111TH ST	CHICAGO	IL	60643
25-17-333-026-0000	1348 W 111TH ST	CHICAGO	IL	60643
25-17-333-027-0000	1348 W 111TH ST	CHICAGO	IL	60643
25-17-333-031-0000	1334 W 111TH ST	CHICAGO	IL	60643
25-17-333-032-0000	1332 W 111TH ST	CHICAGO	IL	60643
25-17-333-036-0000	1322 W 111TH ST	CHICAGO	IL	60643
25-17-333-037-0000	1318 W 111TH ST	CHICAGO	IL	60643
25-17-333-039-0000	1314 W 111TH ST	CHICAGO	IL	60643
25-17-333-041-0000	1308 W 111TH ST	CHICAGO	IL	60643
25-17-333-042-0000	1306 W 111TH ST	CHICAGO	IL	60643
25-17-333-043-0000	1304 W 111TH ST	CHICAGO	IL	60643
25-17-334-027-0000	1250 W 111TH ST	CHICAGO	IL	60643
25-17-334-028-0000	1246 W 111TH ST	CHICAGO	IL	60643
25-17-334-033-0000	1234 W 111TH ST	CHICAGO	IL	60643
25-17-334-034-0000	1232 W 111TH ST	CHICAGO	IL	60643
25-17-334-038-0000	1216 W 111TH ST	CHICAGO	IL	60643
25-17-334-039-0000	1214 W 111TH ST	CHICAGO	IL	60643
25-17-334-042-0000	1206 W 111TH ST	CHICAGO	IL	60643
25-17-334-043-0000	1204 W 111TH ST	CHICAGO	IL	60643
25-17-334-044-0000	1202 W 111TH ST	CHICAGO	IL	60643
25-17-334-045-0000	1200 W 111TH ST	CHICAGO	IL	60643
25-18-422-010-0000	1607 W CHELSEA PL	CHICAGO	IL	60643
25-19-205-036-0000	11145 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-037-0000	11147 S VINCENNES AVE	CHICAGO	IL	60643
25-19-206-006-0000	11169 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-010-0000	1614 W MONTEREY AVE	CHICAGO	IL	60643

25-19-206-011-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-012-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-015-0000	1600 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-017-0000	1601 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-019-0000	1612 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-020-0000	11159 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-021-0000	1606 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-022-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-017-0000	1641 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-019-0000	1635 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-020-0000	1633 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-035-0000	1648 W WASECA PL	CHICAGO	IL	60643
25-19-212-045-0000	11201-11205, 11207 S. VINCENNES	CHICAGO	IL	60643
25-19-213-011-0000	1705 W WASECA PL	CHICAGO	IL	60643
25-19-213-024-0000	1641 W WASECA PL	CHICAGO	IL	60643
25-19-213-025-0000	1639 W WASECA PL	CHICAGO	IL	60643
25-19-213-026-0000	1631 W WASECA PL	CHICAGO	IL	60643
25-19-213-027-0000	1633 W WASECA PL	CHICAGO	IL	60643
25-19-213-049-0000	11257 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-001-0000	11301 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-003-0000	11307 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-017-0000	1703 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-018-0000	1701 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-021-0000	1659 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-022-0000	1657 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-025-0000	1649 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-033-0000	1744 W STEUBEN ST	CHICAGO	IL	60643
25-19-218-034-0000	1742 W STEUBEN ST	CHICAGO	IL	60643
25-19-220-017-0000	11413 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-018-0000	11415 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-019-0000	11417 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-020-0000	11419 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-021-0000	11421 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-006-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-007-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-008-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-009-0000	11470 S HAMLET AVE	CHICAGO	IL	60643
25-19-413-001-0000	11805 S CHURCH ST	CHICAGO	IL	60643
25-19-413-002-0000	11809 S CHURCH ST	CHICAGO	IL	60643
25-19-413-003-0000	11813 S CHURCH ST	CHICAGO	IL	60643
25-19-413-004-0000	11815 S CHURCH ST	CHICAGO	IL	60643
25-19-413-005-0000	11817 S CHURCH ST	CHICAGO	IL	60643
25-19-413-006-0000	11819 S CHURCH ST	CHICAGO	IL	60643
25-19-413-007-0000	11827 S CHURCH ST	CHICAGO	IL	60643
25-19-413-008-0000	11835 S CHURCH ST	CHICAGO	IL	60643
25-19-413-014-0000	11826 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-015-0000	11832 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-016-0000	11828 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-038-0000	11874 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-039-0000	11876 S VINCENNES AVE	CHICAGO	IL	60643

25-19-414-011-0000	11849 S VINCENNES AVE	CHICAGO	IL	60643
25-19-417-015-0000	1700 W 119TH ST	CHICAGO	IL	60643
25-19-417-016-0000	1700 W 119TH ST	CHICAGO	IL	60643
25-20-102-001-0000	1421 W 111TH ST	CHICAGO	IL	60643
25-20-102-002-0000	1433 W 111TH ST	CHICAGO	IL	60643
25-20-102-004-0000	1429 W 111TH ST	CHICAGO	IL	60643
25-20-102-006-0000	1425 W 111TH ST	CHICAGO	IL	60643
25-20-102-010-0000	1413 W 111TH ST	CHICAGO	IL	60643
25-20-102-012-0000	1409 W 111TH ST	CHICAGO	IL	60643
25-20-103-009-0000	1339 W 111TH ST	CHICAGO	IL	60643
25-20-103-010-0000	1335 W 111TH ST	CHICAGO	IL	60643
25-20-103-016-0000	1321 W 111TH ST	CHICAGO	IL	60643
25-20-103-017-0000	1319 W 111TH ST	CHICAGO	IL	60643
25-20-103-019-0000	1313 W 111TH ST	CHICAGO	IL	60643
25-20-105-022-0000	1205 W 111TH ST	CHICAGO	IL	60643
25-20-105-023-0000	1201 W 111TH ST	CHICAGO	IL	60643
25-20-321-038-0000	1542 W 119TH ST	CHICAGO	IL	60643
25-29-110-007-0000	12215 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-008-0000	12219 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-009-0000	12221 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-010-0000	12223 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-011-0000	12225 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-012-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-013-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-014-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-015-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-016-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-017-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-018-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-031-0000	12230 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-032-0000	12232 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-033-0000	12234 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-034-0000	12238 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-035-0000	12240 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-036-0000	12242 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-037-0000	1556 W 123RD ST	CHICAGO	IL	60643
25-29-110-038-0000	1552 W 123RD ST	CHICAGO	IL	60643
25-29-110-039-0000	1550 W 123RD ST	CHICAGO	IL	60643
25-29-110-040-0000	1548 W 123RD ST	CHICAGO	IL	60643
25-29-110-041-0000	1544 W 123RD ST	CHICAGO	IL	60643
25-29-110-042-0000	1542 W 123RD ST	CHICAGO	IL	60643
25-29-110-043-0000	1540 W 123RD ST	CHICAGO	IL	60643
25-29-110-044-0000	1538 W 123RD ST	CHICAGO	IL	60643
25-29-110-045-0000	1536 W 123RD ST	CHICAGO	IL	60643
25-29-110-046-0000	1534 W 123RD ST	CHICAGO	IL	60643

APPENDIX B
119TH STREET/I-57
REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

ALL THAT PART OF SECTIONS 17, 18, 19, 20 AND 29 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF SOUTH ASHLAND AVENUE AND THE LIMITS OF THE CITY CHICAGO, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 27 IN BLOCK 12 OF WILLIAM R. KERR'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 27 IN BLOCK 12 OF WILLIAM R. KERR'S SUBDIVISION TO THE EAST LINE OF SAID LOT 27, SAID EAST LINE OF LOT 27 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF WEST 122ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 122ND STREET TO THE WEST LINE OF SOUTH JUSTINE STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH JUSTINE STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 28 IN BLOCK 11 OF AFORESAID WILLIAM R. KERR'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 28 IN BLOCK 11 OF WILLIAM R. KERR'S SUBDIVISION TO THE EAST LINE OF SAID LOT 28, SAID EAST LINE OF LOT 28 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET TO THE NORTH LINE OF WEST 122ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 122ND STREET TO THE WEST LINE OF SOUTH LAFLIN STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH LAFLIN STREET TO THE SOUTH LINE OF LOT 43 IN BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 43 IN BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 14 AND 15 IN SAID BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID EAST LINE OF LOTS 14 AND 15 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 120TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 120TH STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF SOUTH ASHLAND AVENUE AND THE LIMITS OF THE CITY OF CHICAGO;

THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF WEST 119TH STREET AND A LIMIT OF THE CITY OF CHICAGO, TO THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST HALF AND THE EAST HALF OF THE SOUTHEAST

QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTH LINE OF WEST 115TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 115TH STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SOUTH WATKINS AVENUE, AS SAID WATKINS AVENUE IS OPENED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF SOUTH WATKINS AVENUE AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF WEST 119TH ST AND A LIMIT OF THE CITY OF CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RIGHT OF WAY IS LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RIGHT OF WAY IS LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF WEST 115TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 115TH STREET TO THE NORTHWESTERLY LINE OF SOUTH VINCENNES AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF SOUTH VINCENNES AVENUE TO THE SOUTH LINE OF WEST 107TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 107TH STREET TO THE EAST LINE OF LOT 5 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION OF BLOCKS 2 AND 3 OF STREET'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 5 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 44 AND 45 IN SAID BLOCK 2 OF HILDEBRAND'S

SUBDIVISION, SAID NORTH LINE OF LOTS 44 AND 45 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 107TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 107TH STREET TO THE WEST LINE OF LOT 37 IN SAID BLOCK 2 OF HILDEBRAND'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 37 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST 107TH PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 107TH PLACE TO THE WEST LINE OF LOT 20 IN BLOCK 3 IN SAID HILDEBRAND'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 20 IN BLOCK 3 IN HILDEBRAND'S SUBDIVISION, A DISTANCE OF 75 FEET, MORE OR LESS TO A NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE NATIONAL SYSTEM OF INTERSTATE HIGHWAYS ROUTE 57 EXPRESSWAY, SAID RIGHT OF WAY LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-17-305-002 AND 25-17-305-051;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE NATIONAL SYSTEM OF INTERSTATE HIGHWAYS ROUTE 57 EXPRESSWAY TO THE NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 24, BOTH INCLUSIVE, IN SAID BLOCK 3 IN HILDEBRAND'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 3 IN HILDEBRAND'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 3 IN HILDEBRAND'S SUBDIVISION, SAID SOUTHWEST CORNER BEING ALSO A POINT ON THE EAST LINE OF SOUTH LOOMIS STREET;

THENCE WEST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 10 IN WILLIS M. HITT'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 22 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 10 AS MEASURED ALONG THE EAST LINE OF SAID LOT 10;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 10 IN WILLIS M. HITT'S SUBDIVISION, SAID POINT BEING 36.00 FEET, MORE OR LESS, WEST OF THE SOUTHEAST CORNER OF SAID LOT 10, SAID STRAIGHT LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-17-303-023;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 IN WILLIS M. HITT'S SUBDIVISION TO A LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE SOUTH ALONG SAID LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN WILLIS M. HITT'S SUBDIVISION TO THE SOUTH LINE OF LOT 11 IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 11 IN WILLIS M. HITT'S SUBDIVISION TO THE EAST LINE OF SOUTH GLENROY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH GLENROY AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 33 IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 33 IN WILLIS M. HITT'S SUBDIVISION TO A LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 33;

THENCE SOUTH ALONG SAID LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 33 IN WILLIS M. HITT'S SUBDIVISION TO A POINT 12.5 FEET, MORE OR LESS, NORTH OF THE SOUTH LINE OF SAID LOT 33;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 29 IN WOODARD'S RESUBDIVISION OF LOTS 25 TO 32, BOTH INCLUSIVE, IN AFORESAID WILLIS M. HITT'S SUBDIVISION, SAID POINT BEING 67 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 29, AS MEASURED ALONG THE SOUTH LINE THEREOF, SAID STRAIGHT LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-17-310-005 AND ITS SOUTHWESTERLY EXTENSION;

THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE LAST DESCRIBED LINE TO THE NORTH LINE OF LOT 28 IN SAID WOODARD'S RESUBDIVISION OF LOTS 25 TO 32, BOTH INCLUSIVE, IN AFORESAID WILLIS M. HITT'S SUBDIVISION, SAID NORTH LINE OF LOT 28 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST 109TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST 109TH STREET TO THE EAST LINE OF SOUTH BISHOP STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH BISHOP STREET TO THE NORTH LINE OF WEST 109TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 109TH STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT

OF WAY AS SAID RIGHT OF WAY IS LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF LOT 17 IN BLOCK 11 OF WEAGE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 IN BLOCK 11 OF WEAGE'S SUBDIVISION TO THE WESTERLY LINE OF SOUTH LAFLIN STREET;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SOUTH LAFLIN STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 13 OF SAID WEAGE'S SUBDIVISION, SAID SOUTH LINE OF LOT 14 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 111TH STREET TO THE EAST LINE OF SOUTH RACINE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH RACINE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 IN BLOCK 1 OF GRIFFIN'S SUBDIVISION OF BLOCK 1, 2, 3 AND 4 OF STREET'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 48 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 111TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 111TH STREET TO THE EAST LINE OF SOUTH BISHOP STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH BISHOP STREET TO THE SOUTH LINE OF WEST 112TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 112TH STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST OF THE NORTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST HALF OF THE

SOUTHEAST QUARTER OF SECTION 19 AND A RESUBDIVISION OF BLOCK 79 AND 80 IN WASHINGTON HEIGHTS IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WASHINGTON HEIGHTS BEING A RESUBDIVISION OF SUNDRY LOTS AND BLOCKS AND ALIQUOT PARTS IN SECTIONS 18 , 19 AND 20, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO A POINT ON THE SOUTH LINE OF SAID LOT 16, 87 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 16;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF LOT 19 IN SAID BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, SAID POINT BEING 77 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 19, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 19, SAID STRAIGHT LINE BEING ALSO THE EAST LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-19-220-017 AND 25-19-220-018;

THENCE EASTERLY ALONG THE NORTH LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO THE EAST LINE THEREOF;

THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO THE SOUTH LINE THEREOF;

THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS A DISTANCE OF 70 FEET;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 21 IN SAID BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, SAID POINT BEING 57 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 21 AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 21, SAID STRAIGHT LINE BEING ALSO THE EAST LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-19-220-020 AND 25-19-220-021;

THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 21 TO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-022;

THENCE SOUTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-022 AND ALONG THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-023 AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST 114TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 114TH STREET TO THE EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF 118TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF 118TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 41 IN BLOCK 22 OF FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 41 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE SOUTH LINE OF LOT 28 IN SAID BLOCK 22 OF FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, SAID SOUTH LINE OF LOT 28 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF 119TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF 119TH STREET TO THE WEST LINE OF SOUTH LOOMIS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH LOOMIS AVENUE TO THE SOUTH LINE OF WEST 119TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 119TH STREET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO A LINE 55 FEET, MORE OR LESS, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID 119TH STREET, SAID LINE BEING ALSO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-29-101-016;

THENCE EAST ALONG SAID LINE 55 FEET, MORE OR LESS, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 119TH STREET TO A LINE 400 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-29-101-021;

THENCE SOUTH ALONG SAID LINE 400 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF WEST 120TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 120TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BLOCK 8 OF WILLIAM R.

KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH LOOMIS STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SOUTH LOOMIS STREET TO THE NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF WEST 123RD STREET AND A LIMIT OF THE CITY OF CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

APPENDIX C

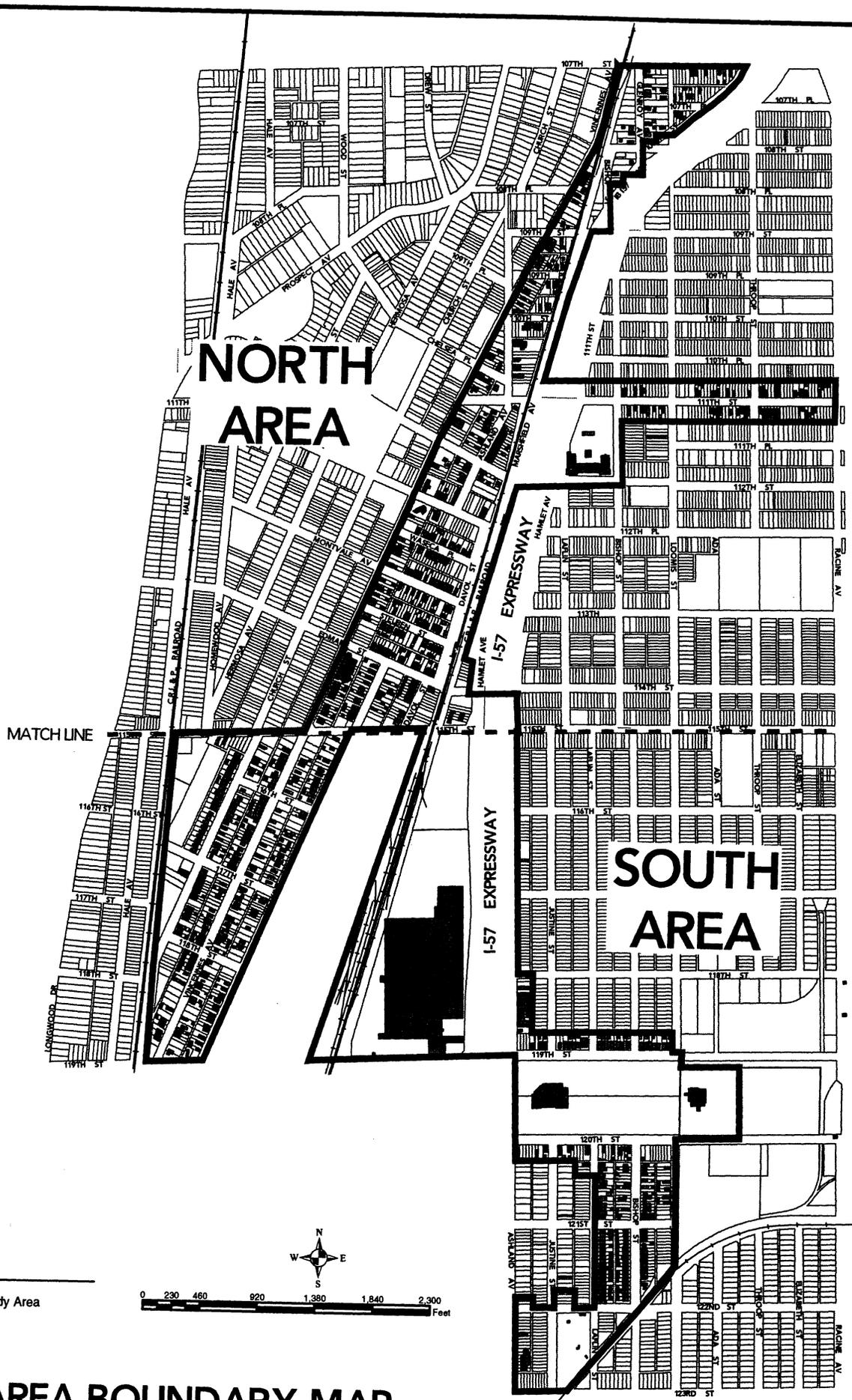
119TH STREET/I-57 REDEVELOPMENT PROJECT AREA

ELIGIBILITY STUDY

The purpose of this study is to determine whether a portion of the City of Chicago identified as the 119th Street/I-57 Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.), as amended. This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the 119th Street/I-57 Redevelopment Project Area, hereinafter referred to as the "Study Area," is shown in Figure A, Study Area Boundary Map. The Study Area is approximately 315 acres in size and includes 1,232 tax parcels, all of which are considered improved, with 672 parcels containing buildings. There are 321 vacant parcels within the Study Area. It should be noted that although a significant amount of vacant land exists within the Study Area, it is scattered and under diverse ownership.

This study summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. Camiros, Ltd. has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that Camiros, Ltd. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.



LEGEND
 [] Study Area

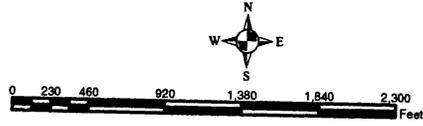


FIGURE A
STUDY AREA BOUNDARY MAP
 119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. Under 65 ILCS 5/11-74.3(p), the Act defines a "redevelopment project area" as:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, conservation area or industrial park conservation area, or combination of both blighted and conservation areas."

In adopting the Act, the Illinois State Legislature found that:

1. ...there exists in many municipalities within this State blighted, conservation and industrial park conversation areas...(at 65 ILCS 5/11-74.4-2(a)); and
2. ...the eradication of blighted areas and treatment and improvement of conservation areas by redevelopment projects is essential to the public interest (at 65 ILCS 5/11-74.4-2(b)).

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements, which must be met, before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing ("TIF") technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or "industrial park conservation area." Based on the conditions present, this Eligibility Study (the "Study") finds that the Study Area qualifies for designation as a blighted area.

Blighted Areas

If the property under consideration is improved, a combination of five or more of the following factors must be present for designation as a blighted area:

- Obsolescence
- Dilapidation
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Lack of community planning
- Deleterious land use or layout
- Environmental clean-up requirements
- Stagnant or declining equalized assessed value

If the property is vacant, a combination of two or more of the following factors qualifies the area as blighted.

- Obsolete platting of vacant land
- Diversity of ownership of vacant land
- Tax or special assessment delinquencies on such land.
- Environmental clean-up requirements
- Declining or stagnant equalized assessed value
- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land

Vacant property also qualifies as blighted if any one of the following factors is present:

- The area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights-of-way
- The area is subject to flooding
- The area consists of an unused disposal site containing debris from construction demolition, etc.
- The area is between 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose.
- The area qualified as blighted immediately before it became vacant

The Act defines blighted areas and recent amendments to the Act also provide guidance as to when the factors present qualify an area for such designation. Where any of the factors defined in the Act are found to be present in the Study Area, they must be: 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the factor is clearly present within the intent of the Act; and 2) reasonably distributed throughout the Study Area.

The test of eligibility of the Study Area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations.

In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building.
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Comparison of surveyed buildings to zoning regulations.
5. Analysis of the current platting, building size and layout.
6. Analysis of building floor area and site coverage.
7. Review of previously prepared plans, studies, inspection reports and other data.
8. Analysis of real estate assessment data.
9. Review of available building permit records to determine the level of development activity in the area.
10. Review of building code violations

The exterior building condition survey and site conditions survey of the Study Area were undertaken in April 2002. The analysis of site conditions was organized by tax block as shown in Figure B, Tax Blocks, with the corresponding existing land use shown in Figure C, Existing Land Use.

Where a factor is described as being present to a *major* extent, the factor is present throughout significant portions of the Study Area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. A factor described as being present to a *minor* extent indicates that the factor is present, but that the distribution of impact of the condition is more limited. A statement that the factor is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

Each factor identified in the Act for determining whether an area qualifies as a blighted area is discussed below and a conclusion is presented as to whether or not the factor is present in the Study Area to a degree sufficient to warrant its inclusion as a blighting factor in establishing the eligibility of the area as a blighted area under the Act. These findings describe the conditions that exist and the extent to which each factor is present.

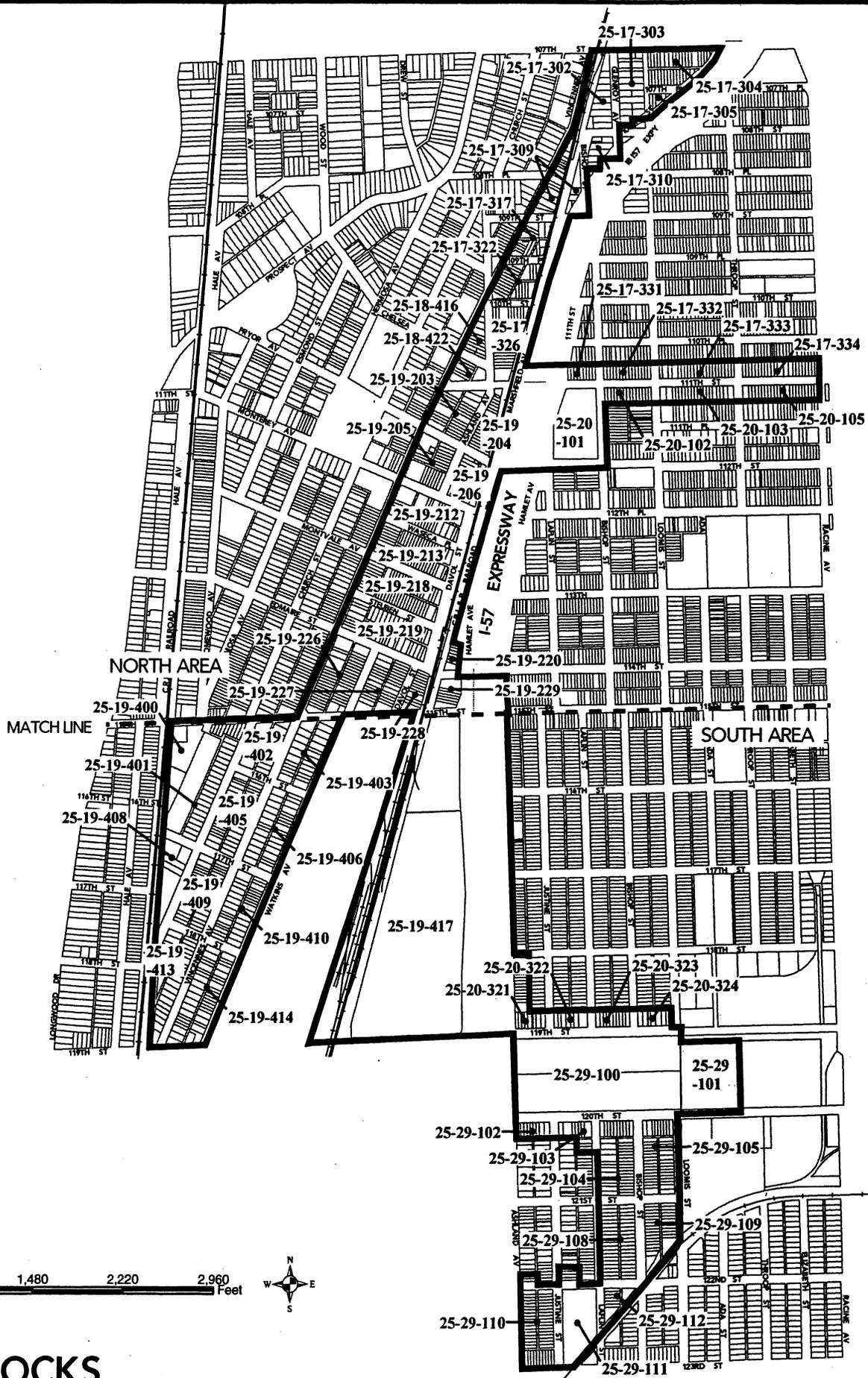


FIGURE B

TAX BLOCKS

119TH & I-57 REDEVELOPMENT PROJECT AREA
CITY OF CHICAGO, ILLINOIS

CAMIROS

JUNE 28, 2002

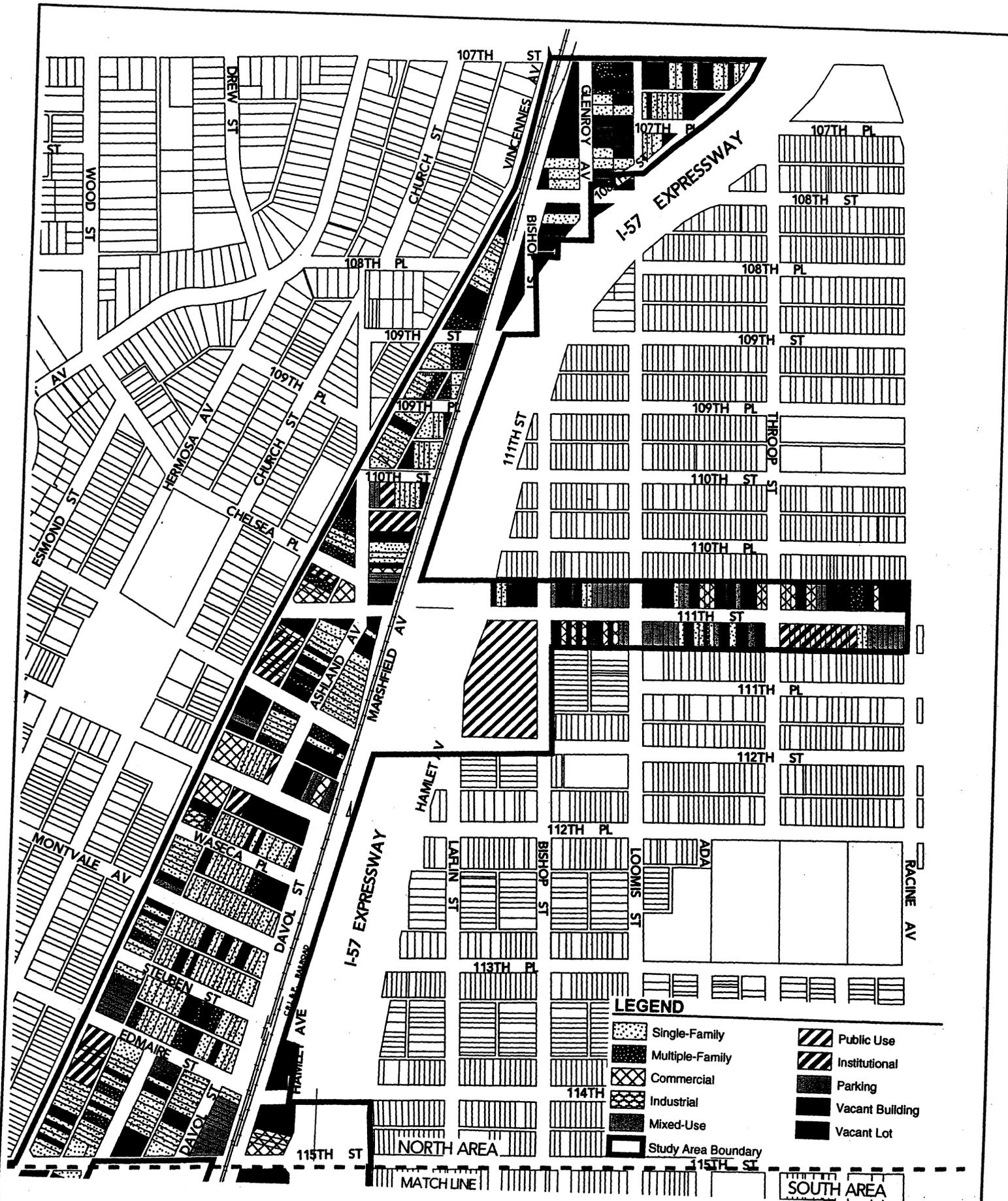
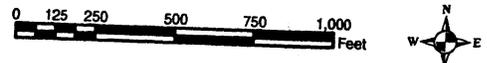
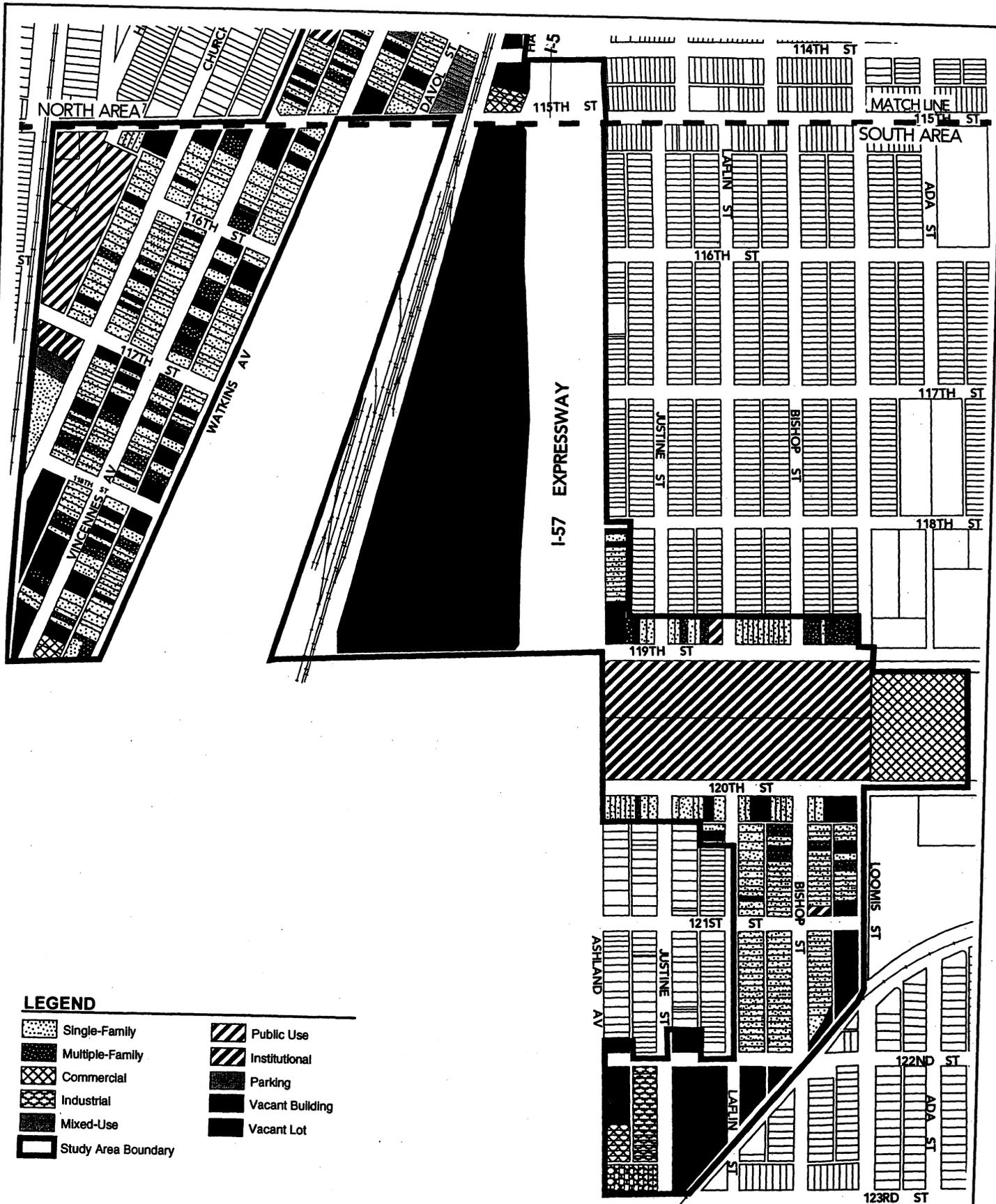


FIGURE C
EXISTING LAND USE - NORTH AREA
 119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS

LEGEND

Single-Family	Public Use
Multiple-Family	Institutional
Commercial	Parking
Industrial	Vacant Building
Mixed-Use	Vacant Lot
Study Area Boundary	



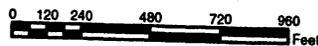


LEGEND

- | | |
|---------------------|-----------------|
| Single-Family | Public Use |
| Multiple-Family | Institutional |
| Commercial | Parking |
| Industrial | Vacant Building |
| Mixed-Use | Vacant Lot |
| Study Area Boundary | |

FIGURE C
EXISTING LAND USE - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA
 CITY OF CHICAGO, ILLINOIS



CAMIROS

JUNE 28, 2002

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Study Area consists primarily of developed property. Consequently, the character of property within the Study Area is predominantly improved. For this reason, the analysis of eligibility was based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building (primary use).

In order to establish the eligibility of the improved property of a redevelopment project area under the blighted criteria established in the Act, at least five of 13 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area. This Study finds that the improved property within the Study Area meets the qualifications for designation as blighted. Eight of the conditions cited in the Act are meaningfully present within the Study Area. The six conditions present to a *major* extent are: deterioration, presence of structures below minimum code standards, excessive vacancies, lack of community planning, deleterious land use or layout, and stagnant or declining equalized assessed value. The two conditions present to a *minor* extent are: obsolescence and dilapidation. All of these factors are well distributed throughout the Study Area, as indicated in Table B, Distribution of Blighting Factors.

Improved Property

Of the 61 tax blocks within the Study Area, all were characterized as improved property. While a significant number of vacant lots exist within these blocks, the vacant lots are scattered among the improved property, and the overall character of these blocks is of improved property.

Factors Present To A Major Extent

Deterioration

This condition is present when there are physical deficiencies in buildings or surface improvements requiring treatment or repair. Any deficiency beyond normal maintenance qualifies as deterioration. Moderate levels of deterioration may be present in basically sound buildings having defects that can be corrected. More advanced deterioration that is not easily correctable may also be evident. Advanced deterioration is clearly a greater blighting influence. Consequently, advanced deterioration need not be widespread to qualify as being present to a major extent. Examples that indicate deterioration are buildings that are not weather-tight, loose or missing materials, defects in exterior walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls and roofs) or major defects in secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). In terms of surface improvements, including sidewalks, off-street parking and surface storage areas, deterioration may take the form of surface cracking, loose paving material, depressions, streets with pitted pavement/potholes, crumbling curbs, crumbled or heaved sidewalks and pavement, and weeds protruding through paved surfaces. Building deterioration is considered to be present to a major extent if deteriorated buildings account for at least 20% of the total number of buildings on the block.

Deterioration was found to be present within the Study Area to a major extent. Of the 672 buildings within the Study Area, 148 buildings were found to be in deteriorated condition. Evidence of deterioration included major cracks in masonry walls, deteriorated window frames, damaged doors and door frames requiring major repair or replacement, missing mortar requiring tuckpointing, and rusted gutters and downspouts. Of the 61 tax blocks of improved property within the Study Area, deterioration was present to a major extent on 27 blocks and to a minor extent on 17 blocks. Deterioration to a major extent can also exist among a smaller number of deteriorated buildings if combined with deteriorated site conditions and/or a preponderance of buildings requiring maintenance. Extensive deterioration of surface improvements and deferred building maintenance is also present in the Study Area. The 44 blocks affected by deterioration are evenly distributed within the Study Area.

Presence of Structures Below Minimum Code Standards

This factor is present when structures do not conform to local standards of building, fire, zoning, subdivision or other applicable governmental codes, but not including housing and property maintenance codes. The principal purposes of such codes are to require that buildings be constructed in such a way that they can sustain the demands expected of a certain type of occupancy and meet safety standards for occupancy against fire and similar hazards, and/or establish minimum standards for safe and sanitary habitation. Buildings below minimum code are characterized by defects or deficiencies that threaten health and safety.

To determine the presence of structures below minimum code in the Study Area, building code violations issued over the course of the previous five-year period were compiled, based on data from the City of Chicago. This factor was determined to be present to a major extent when the number of violations equaled 25% or more of the buildings on the block.

Presence of structures below minimum code standards was found to be present within the Study Area to a major extent. There were 164 code violations issued to property owners within the Study Area from 1997 to 2001. Of the 61 tax blocks of improved property within the Study Area, this factor was present to major extent on 26 blocks and to a minor extent on 19 blocks.

Excessive Vacancies

This condition is present when buildings are vacant, or partially vacant, and they are underutilized and have an adverse influence on the Study Area because of the frequency, extent or duration of the vacancies. Vacant lots can also indicate excessive vacancies. The presence of buildings or sites which are unoccupied or underutilized generally signifies a lack of economic viability of the property and, by extension, of the surrounding area. Excessive vacancies include abandoned properties which show no sign of occupancy or utilization. A relatively small amount of vacant property can affect the value and perceived viability of the surrounding area. Consequently, the presence of this condition would represent a significant blighting influence. This condition was considered to be present to a major extent if the number of vacant properties represented 25% or more of the total parcels on the block.

Excessive vacancies were found to be present within the Study Area to a major extent. Thirty-nine buildings and 321 parcels were identified as vacant, partially vacant or underutilized, accounting for 29% of the total number of parcels. Of the 61 tax blocks of improved property within the Study Area, this factor was present to major extent on 33 blocks and to a minor extent on 15 blocks.

Lack of Community Planning

This factor is present if the proposed redevelopment project area was developed prior to the institution of, or without the benefit and guidance of, a community plan. This means that the area was developed prior to the adoption of a comprehensive or other community plan by the municipality or that the plan was not followed at the time of the area's development. The presence of this condition must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet modern development standards, or other indicators demonstrating an absence of effective community planning.

In addition, this factor is present when public utilities, or plans for utility improvements, are inadequate to keep pace with the development and use identified in the municipality's comprehensive plan or zoning ordinance, or other economic development plans for the area. This factor is also present if public improvements serving the site, including streets, streetlights and other utility systems, do not meet current municipal standards. Similarly, there is a lack of community planning if private improvements, including parking lots, screening and organization of buildings within the site, do not meet accepted community development standards.

Lack of community planning was found to be present within the Study Area to a major extent. Most of the Project Area lies within the Morgan Park community. It was incorporated as the Village of Morgan Park in 1882 and later annexed into the City of Chicago in 1914. Much of the area was developed prior to annexation to the City of Chicago. No comprehensive plan, or other community plan, was identified during the research and analysis of the Study Area. Furthermore, the construction of Interstate 57 in the 1960's negatively impacted the original pattern of development. In the area from 107th Street to 111th Street, the development of Interstate 57 disrupted the local street system and severed blocks and individual lots, creating a pattern of circulation that is discontinuous and inadequate to meet current traffic patterns. It also created a pattern of land division that inhibits the rational and harmonious development of property. In addition, the development of interchanges at 111th Street and 119th Street created traffic congestion in the surrounding area. This congestion negatively impacted the original residential uses on the streets surrounding these interchanges, causing deterioration, disinvestments, and increasing land and building vacancies. Significant portions of the Study Area have not recovered from the lack of community planning and the denial of infrastructure improvements needed to address the impact of Interstate 57. Lack of community planning was found to be present to a major extent on 28 of the 61 tax blocks of improved property within the Study Area.

Deleterious Land Use and Layout

This factor is characterized by inappropriate or incompatible land use relationships, inappropriate mixed uses within buildings, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

Deleterious land use or layout was found to be present within the Study Area to a major extent. Of the 61 tax blocks of improved property within the Study Area, 34 contained deleterious land use or layout. The high proportion of vacant and/or abandoned lots within these tax blocks is an indicator of deleterious land use or layout, in addition to being an indicator of another eligibility factor (excessive vacancies). Vacant property that is secured and maintained in a responsible manner might not necessarily negatively impact adjacent property or the community at large; however, the vacant lots within the Study Area clearly represents a noxious and offensive use of property when there is: 1) a general lack of maintenance; 2) the presence of litter, debris and periodic ad hoc dumping; 3) overgrown vegetation; 4) an increased threat of crime; and 5) loitering and other unauthorized uses of property. The high proportion of vacant lots within the Study Area magnifies the blighting influence of this condition. In addition to vacant property, this factor is also represented by deleterious land uses such as: 1) a poorly operated liquor store; 2) an outdoor material storage operation located in a residentially zoned area; and 3) an automobile repair facility located in residentially zoned area.

Stagnant or Declining Equalized Assessed Value

This factor is present when the Study Area can be described by one of the following three conditions: 1) the total equalized assessed value ("EAV") has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.

Stagnant or declining EAV was found to be present within the Study Area to a major extent. A stagnant or declining EAV is indicative of economic and functional obsolescence. This condition relates to the lack of growth and private investment in an area resulting in economic and physical decline. Table A, Comparative Increase in Equalized Assessed Value, shows that the EAV for the Study Area has either declined or grown at a lesser rate than the City as a whole in all of the last five years.

Table A
COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE

	2001	2000*	1999	1998	1997*
Property within the Study Area	\$15,932,584	\$16,073,242	\$14,899,253	\$14,483,415	\$14,521,649
	-8.75%	7.88%	2.87%	-0.26%	4.40%
City of Chicago	3.71%	14.50%	4.20%	1.70%	8.40%

*Reassessment years

Source: Cook County Tax Extension Office

Factors Present to a Minor Extent

Obsolescence

Obsolescence refers to the condition, or process, of a structure falling into disuse after it has become ill-suited for its original use. Obsolescence can be found in buildings limited by design to a single, or specific, purpose or use, buildings of a size that is inadequate to accommodate alternative uses, or buildings using a type of construction that limits long-term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, and height or other factors that detract from the overall usefulness or desirability of the property. Inherently, functional obsolescence results in a loss of property value.

Obsolescence was found to be present within the Study Area to a minor extent. Obsolescence is considered present to a major extent when more than 25% of the buildings on a block meet the definitions described in the preceding paragraph. Of the 61 tax blocks of improved property within the Study Area, this factor was present on seven tax blocks. This condition is represented by obsolete commercial development near Monterey Avenue and Vincennes Avenue, commercial and industrial uses in residentially zoned areas, and outdated industrial development.

Dilapidation

Dilapidation exists when buildings are in an advanced state of disrepair and go without necessary repairs to the primary structural components of buildings. Either major repairs or demolition are needed to correct this condition.

Dilapidation was found to be present within the Study Area to a minor extent. Due to the blighting nature of dilapidation, this factor would be considered present to a major extent if it represents 10% or more of the buildings on a block. Of the 61 tax blocks of improved property

within the Study Area, this factor was present to a major extent on eight tax blocks and to a minor extent on seven tax blocks.

Factors Found Not To Be Present

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. This condition is present when buildings occupy all, or most, of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel, the presence of multiple buildings on a single parcel, or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development for health or safety. Excessive land coverage is present if parcels exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

This factor was found not to be present within the Study Area. The presence of a high proportion of vacant land within the Study Area reduces the land coverage of the area as a whole. In addition, the high proportion of single-family land use minimizes the potential for excessive land coverage. Therefore, this factor is not present in the Study Area.

Illegal Use of Structures

This factor was found not to be present within the Study Area. There is an illegal use of a structure when structures are used in violation of federal, state or local laws. Based on the surveys conducted, no structures in the Study Area are used illegally.

Factors Whose Presence Could Not Be Determined

Lack of Ventilation, Light or Sanitary Facilities

Conditions, such as lack of indoor plumbing or lack of adequate windows or other means of providing ventilation or light, can negatively influence the health and welfare of a building's residents or users. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in rooms without windows, such as bathrooms, and dust, odor or smoke producing activity areas.
- Adequate natural light and ventilation by means of skylights or windows for interior rooms with proper window sizes and amounts by room area to window area ratios.
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

The presence of this factor could not be assessed to a sufficient degree through the exterior building condition survey and other available information that would warrant its inclusion as a blighting factor present within the Study Area.

Inadequate Utilities

This factor exists in the absence of one or more of the following utilities serving the site: gas, electricity, telephone, water, sanitary sewer, storm sewer or storm drainage. This factor is also present when the existing utilities are inadequate to accommodate the level of development permitted under current zoning or envisioned under the comprehensive plan, or adopted redevelopment plan, for the area.

This factor does not appear to be present within the Study Area since all property is presently served by the appropriate utilities. As it could not be determined with certainty, it is not considered to be a blighting factor present within the Study Area.

Environmental Clean-Up Requirements

This factor is considered present when property has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by state or federal law, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for such clean-up. In order for this factor to apply, the remediation costs must constitute a material impediment to the development, or redevelopment, of the redevelopment project area.

No existing environmental surveys were found that identify sites within the Study Area as environmentally contaminated, nor were any such surveys conducted as part of this Study. Therefore, the presence of environmental contamination could not be determined.

**Table B:
DISTRIBUTION OF BLIGHTING FACTORS**

Tax Block	Eligibility Factors												
	("X": factor present to major extent; "•": factor present to minor extent)												
	1	2	3	4	5	6	7	8	9	10	11	12	13
25-17-302			X			X				X		X	X
25-17-303	•		X	X		X				X		X	X
25-17-304	•		X	•		X				X		X	X
25-17-305						X				X		X	X
25-17-309				•		X				X		X	X
25-17-310	X		X	X		X				X		X	X
25-17-317			•			•						X	X
25-17-322	•		X	•		•						X	X
25-17-326			•	•		X				X		X	X
25-17-331	X		X	X		X				X		X	X
25-17-332	X		X	X		X				X		X	X
25-17-333			X	X		X				X		X	X
25-17-334	X		X	•		X				X		X	X
25-18-416			X	X		•				X		X	X
25-18-422			X	X						X		X	X
25-19-203		X	•	•		X				X		X	X
25-19-204			•	X		X				X		X	X
25-19-205	•	X	X	•		•						X	X
25-19-206	X	X	X	X		X				X		X	X
25-19-212			X	X		X				X		X	X
25-19-213			•	•		•							X
25-19-218	•		•	•		•				X			X
25-19-219			X	X		•							X
25-19-220						X				X			X
25-19-226			•	•		•				X			X
25-19-227			X	•		•				X			X
25-19-228				X						X			X
25-19-229			X			X							X
25-19-400													X
25-19-401			X	X		•				X			X
25-19-402			•	X		•							X
25-19-403			•	•		X				X			X
25-19-405			•	•		•				X			X
25-19-406			•	X		X				X			X
25-19-408						•				X			X
25-19-409	•		X	X		X				X			X
25-19-410			X	•		X							X
25-19-413			•	X		X							X
25-19-414			X	X		X							X
25-19-417		X		X						X			X
25-20-101										X		X	X
25-20-102	X		X	X		X						X	X
25-20-103	X		X	X		X						X	X

Table B cont.

Tax Block	Eligibility Factors												
	("X": factor present to major extent; ".": factor present to minor extent)												
	1	2	3	4	5	6	7	8	9	10	11	12	13
25-20-105	X		X	X								X	X
25-20-321			.	.		X						X	X
25-20-322				X								X	X
25-20-323			.	.								X	X
25-20-324				.						X		X	X
25-29-100				X									X
25-29-101													X
25-29-102													X
25-29-103			X			X							X
25-29-104							X
25-29-105			X	X		X							X
25-29-106						X							X
25-29-107						X							X
25-29-108			.										X
25-29-109			.	.		X							X
25-29-110		X	X	X		.				X			X
25-29-111		X				X				X			X
25-29-112		X				X				X			X

Total: Major Presence	8	7	27	26	0	33	-	-	0	35	-	28	61
Total: Minor Presence	7	0	17	19	0	15	-	-	0	0	-	0	0

	Legend of Eligibility Factors
1	Dilapidation
2	Obsolescence
3	Deterioration
4	Presence of structures below code standards
5	Illegal use of structures
6	Excessive vacancies
7	Lack of ventilation, light or sanitary facilities
8	Inadequate utilities
9	Excessive land coverage or overcrowding of community facilities
10	Deleterious land use or layout
11	Environmental contamination
12	Lack of community planning
13	Stagnant or declining EAV

APPENDIX D

**119TH STREET/I-57
REDEVELOPMENT PROJECT AREA**

INITIAL EQUALIZED ASSESSED VALUE (EAV)

Parcel Identification Number	Parcel Address	2001 EAV
25-17-302-001-0000	10706 S GLENROY AVE	9,893
25-17-302-002-0000	10724 S GLENROY AVE	2,571
25-17-302-003-0000	10718 S GLENROY AVE	3,049
25-17-302-004-0000	10728 S GLENROY AVE	34,354
25-17-302-005-0000	10728 S GLENROY AVE	4,001
25-17-302-006-0000	10734 S GLENROY AVE	4,476
25-17-302-007-0000	10740 S GLENROY AVE	4,955
25-17-302-008-0000	10746 S GLENROY AVE	15,281
25-17-302-009-0000	10757 S GLENROY AVE	3,596
25-17-302-010-0000	10750 S GLENROY AVE	6,127
25-17-302-011-0000	10758 S GLENROY AVE	6,468
25-17-303-001-0000	1415 W 107TH ST	18,439
25-17-303-002-0000	1409 W 107TH ST	2,104
25-17-303-003-0000	1403 W 107TH ST	2,765
25-17-303-004-0000	10707 S GLENROY AVE	15,760
25-17-303-005-0000	10713 S GLENROY AVE	4,329
25-17-303-006-0000	10726 S LOOMIS ST	exempt
25-17-303-007-0000	10713 S GLENROY AVE	15,289
25-17-303-008-0000	10717 S GLENROY AVE	10,579
25-17-303-009-0000	10716 S LOOMIS ST	10,454
25-17-303-011-0000	10725 S GLENROY AVE	5,888
25-17-303-013-0000	10735 S GLENROY AVE	14,914
25-17-303-016-0000	10751 S GLENROY AVE	12,648
25-17-303-020-0000	10741 S GLENROY AVE	10,812
25-17-303-021-0000	10734 S LOOMIS ST	exempt
25-17-303-022-0000	10747 S GLENROY AVE	8,255
25-17-303-023-0000	10746 S LOOMIS ST	4,014
25-17-303-024-0000	10731 S GLENROY AVE	27,367
25-17-303-025-0000	10730 S LOOMIS ST	11,367
25-17-303-026-0000	10723 S GLENROY AVE	5,299
25-17-303-027-0000	10722 S LOOMIS ST	9,068
25-17-304-001-0000	1301 W 107TH ST	exempt
25-17-304-002-0000	1303 W 107TH ST	exempt
25-17-304-003-0000	1350 W 107TH ST	exempt
25-17-304-004-0000	1351 W 107TH ST	exempt
25-17-304-005-0000	1349 W 107TH ST	3,386
25-17-304-006-0000	1345 W 107TH ST	6,485
25-17-304-007-0000	1341 W 107TH ST	1,935
25-17-304-008-0000	1339 W 107TH ST	2,541
25-17-304-009-0000	1335 W 107TH ST	2,541
25-17-304-010-0000	1333 W 107TH ST	5,388
25-17-304-011-0000	1331 W 107TH ST	2,541
25-17-304-012-0000	1327 W 107TH ST	2,541
25-17-304-013-0000	1325 W 107TH ST	2,541
25-17-304-014-0000	1321 W 107TH ST	13,683
25-17-304-015-0000	1319 W 107TH ST	14,635
25-17-304-016-0000	1315 W 107TH ST	2,257
25-17-304-017-0000	1313 W 107TH ST	1,444

Parcel Identification Number	Parcel Address	2001 EAV
25-17-304-018-0000	1311 W 107TH ST	14,866
25-17-304-023-0000	1356 W 107TH PL	10,327
25-17-304-024-0000	1354 W 107TH PL	2,541
25-17-304-025-0000	1352 W 107TH PL	9,595
25-17-304-026-0000	1350 W 107TH PL	1,848
25-17-304-027-0000	1348 W 107TH PL	11,618
25-17-304-028-0000	1346 W 107TH PL	6,994
25-17-304-029-0000	1346 W 107TH PL	6,088
25-17-304-030-0000	1336 W 107TH PL	2,541
25-17-304-031-0000	1300 E 97TH PL	3,404
25-17-304-032-0000	1300 W 97TH PL	2,541
25-17-304-033-0000	1330 W 107TH PL	2,365
25-17-304-034-0000	1330 W 107TH PL	9,084
25-17-305-001-0000	1359 W 107TH PL	11,301
25-17-305-002-0000	1357 W 107TH PL	12,775
25-17-305-051-0000	1353 W 107TH PL	9,142
25-17-309-004-0000	10829 S VINCENNES AVE	5,158
25-17-309-005-0000	10843 S VINCENNES AVE	7,948
25-17-309-006-0000	10835 S VINCENNES AVE	1,619
25-17-309-007-0000	10837 S VINCENNES AVE	22,724
25-17-309-008-0000	10845 S VINCENNES AVE	4,878
25-17-309-009-0000	10851 S VINCENNES AVE	5,132
25-17-309-010-0000	10853 S VINCENNES AVE	5,259
25-17-309-012-0000	10826 S BISHOP ST	10,503
25-17-309-013-0000	10840 S BISHOP ST	4,139
25-17-309-014-0000	10846 S BISHOP ST	3,317
25-17-309-015-0000	1508 W 109TH ST	exempt
25-17-309-017-0000	1502 W 109TH ST	exempt
25-17-309-018-0000	1500 W 109TH ST	exempt
25-17-309-019-0000	1504 W 109TH ST	exempt
25-17-309-020-0000	1504 W 109TH ST	exempt
25-17-309-021-0000	10869 S VINCENNES AVE	18,562
25-17-309-022-0000	10873 S VINCENNES AVE	14,096
25-17-309-023-0000	10833 S VINCENNES AVE	15,032
25-17-309-024-0000	10831 S VINCENNES AVE	19,580
25-17-309-025-0000	10829 S VINCENNES AVE	14,900
25-17-309-026-0000	10827 S VINCENNES AVE	12,585
25-17-309-027-0000	10825 S VINCENNES AVE	19,294
25-17-309-028-0000	10825 S VINCENNES AVE	2,374
25-17-309-029-0000	10827 S VINCENNES AVE	4,446
25-17-310-001-0000	10801 S BISHOP ST	2,446
25-17-310-002-0000	10800 S GLENROY AVE	4,809
25-17-310-003-0000	10806 S GLENROY AVE	20,099
25-17-310-004-0000	10821 S BISHOP ST	5,465
25-17-310-005-0000	10817 S BISHOP ST	16,236
25-17-317-001-0000	10903 S VINCENNES AVE	16,174
25-17-317-002-0000	10905 S VINCENNES AVE	19,229
25-17-317-003-0000	10907 S VINCENNES AVE	17,399

Parcel Identification Number	Parcel Address	2001 EAV
25-17-317-004-0000	10911 S VINCENNES AVE	4,308
25-17-317-009-0000	1511 W 109TH ST	16,211
25-17-317-010-0000	1507 W 109TH ST	4,001
25-17-317-020-0000	1506 W 109TH PL	21,490
25-17-317-021-0000	1504 W 109TH PL	2,194
25-17-317-022-0000	1502 W 109TH PL	1,760
25-17-317-023-0000	1500 W 109TH PL	17,552
25-17-317-041-0000	1108 W 109TH PL	15,457
25-17-317-042-0000	1512 W 109TH PL	15,441
25-17-317-043-0000	10925 S VINCENNES AVE	10,916
25-17-317-044-0000	10923 S VINCENNES AVE	10,793
25-17-317-045-0000	10921 S VINCENNES AVE	10,793
25-17-317-046-0000	10919 S VINCENNES AVE	15,323
25-17-317-047-0000	10915 S VINCENNES AVE	10,687
25-17-322-001-0000	10939 S VINCENNES AVE	2,358
25-17-322-002-0000	10939 S VINCENNES AVE	16,469
25-17-322-003-0000	10941 S VINCENNES AVE	2,541
25-17-322-004-0000	10943 S VINCENNES AVE	2,541
25-17-322-005-0000	10945 S VINCENNES AVE	12,893
25-17-322-006-0000	10947 S VINCENNES AVE	6,387
25-17-322-007-0000	10947 S VINCENNES AVE	6,387
25-17-322-008-0000	10951 S VINCENNES AVE	12,893
25-17-322-009-0000	10955 S VINCENNES AVE	1,848
25-17-322-010-0000	10959 S VINCENNES AVE	12,459
25-17-322-011-0000	10963 S VINCENNES AVE	3,354
25-17-322-012-0000	10963 S VINCENNES AVE	4,863
25-17-322-013-0000	1511 W 109TH PL	9,834
25-17-322-014-0000	1509 W 109TH PL	2,541
25-17-322-015-0000	1507 W 109TH PL	6,585
25-17-322-016-0000	1505 W 109TH PL	15,963
25-17-322-029-0000	1534 W 110TH ST	2,215
25-17-322-030-0000	1532 W 110TH ST	2,629
25-17-322-031-0000	1530 W 110TH ST	6,012
25-17-322-032-0000	1528 W 110TH ST	2,541
25-17-322-033-0000	1526 W 110TH ST	12,997
25-17-322-034-0000	1524 W 110TH ST	13,436
25-17-326-001-0000	1553 W 110TH ST	2,541
25-17-326-002-0000	1551 W 110TH ST	2,541
25-17-326-003-0000	1547 W 110TH ST	exempt
25-17-326-004-0000	1541 W 110TH ST	13,343
25-17-326-005-0000	1537 W 110TH ST	5,968
25-17-326-006-0000	1535 W 110TH ST	13,556
25-17-326-007-0000	1533 W 110TH ST	17,393
25-17-326-008-0000	1527 W 110TH ST	17,178
25-17-326-009-0000	1529 W 110TH ST	exempt
25-17-326-014-0000	11025 S ASHLAND	3,042
25-17-326-015-0000	11027 S ASHLAND AVE	3,005
25-17-326-016-0000		not found

Parcel Identification Number	Parcel Address	2001 EAV
25-17-326-017-0000		not found
25-17-326-018-0000	11035 S ASHLAND AVE	14,156
25-17-326-019-0000	11037 S ASHLAND AVE	11,942
25-17-326-020-0000	11041 S ASHLAND AVE	2,825
25-17-326-021-0000	11043 S ASHLAND AVE	30,850
25-17-326-022-0000	11045 S ASHLAND AVE	13,025
25-17-326-023-0000	11047 S ASHLAND AVE	4,054
25-17-326-056-0000	11034 S LAFLIN ST	exempt
25-17-326-058-0000	11015 S ASHLAND AVE	exempt
25-17-326-059-0000	11051 S ASHLAND AVE	17,002
25-17-326-060-0000	11029 S ASHLAND AVE	17,325
25-17-331-018-0000	1466 W 111TH ST	exempt
25-17-331-023-0000	1462 W 111TH ST	3,460
25-17-331-024-0000	1460 W 111TH ST	16,362
25-17-331-025-0000	1456 W 111TH ST	15,633
25-17-331-026-0000	1454 W 111TH ST	2,541
25-17-331-027-0000	1452 W 111TH ST	3,446
25-17-331-028-0000	1448 W 111TH ST	2,541
25-17-331-029-0000	1446 W 111TH ST	2,541
25-17-331-030-0000	1444 W 111TH ST	2,541
25-17-331-032-0000	1464 W 111TH ST	exempt
25-17-331-033-0000	1468 W 111TH ST	exempt
25-17-332-014-0000	1436 W 111TH ST	22,425
25-17-332-015-0000	1434 W 111TH ST	22,023
25-17-332-016-0000	1426 W 111TH ST	3,811
25-17-332-017-0000	1424 W 111TH ST	3,811
25-17-332-018-0000	1426 W 111TH ST	11,706
25-17-332-019-0000	1426 W 111TH ST	2,772
25-17-332-020-0000	1420 W 111TH ST	4,126
25-17-332-021-0000	1416 W 111TH ST	10,283
25-17-332-022-0000	1414 W 111TH ST	3,811
25-17-332-023-0000	1412 W 111TH ST	3,811
25-17-332-024-0000	1410 W 111TH ST	7,091
25-17-332-025-0000	1408 W 111TH ST	exempt
25-17-332-026-0000	1406 W 111TH ST	exempt
25-17-332-027-0000	1402 W 111TH ST	exempt
25-17-332-028-0000	1400 W 111TH ST	exempt
25-17-333-024-0000	1356 W 111TH ST	exempt
25-17-333-025-0000	1352 W 111TH ST	exempt
25-17-333-026-0000	1348 W 111TH ST	12,103
25-17-333-027-0000	1348 W 111TH ST	13,154
25-17-333-028-0000	1342 W 111TH ST	2,958
25-17-333-029-0000	1340 W 111TH ST	7,516
25-17-333-030-0000	1338 W 111TH ST	3,811
25-17-333-031-0000	1334 W 111TH ST	3,811
25-17-333-032-0000	1332 W 111TH ST	3,811
25-17-333-033-0000	1330 W 111TH ST	10,304
25-17-333-034-0000	1326 W 111TH ST	6,978

Parcel Identification Number	Parcel Address	2001 EAV
25-17-333-035-0000	1324 W 111TH ST	31,335
25-17-333-036-0000	1322 W 111TH ST	3,811
25-17-333-037-0000	1318 W 111TH ST	3,811
25-17-333-038-0000	1316 W 111TH ST	31,642
25-17-333-039-0000	1314 W 111TH ST	3,811
25-17-333-040-0000	1310 W 111TH ST	28,108
25-17-333-041-0000	1308 W 111TH ST	3,811
25-17-333-042-0000	1306 W 111TH ST	3,811
25-17-333-043-0000	1304 W 111TH ST	3,811
25-17-333-044-0000	1302 W 111TH ST	3,811
25-17-333-045-0000	1300 W 111TH ST	28,547
25-17-334-024-0000	1256 W 111TH ST	46,298
25-17-334-025-0000	1254 W 111TH ST	46,607
25-17-334-026-0000	1252 W 111TH ST	25,930
25-17-334-027-0000	1250 W 111TH ST	3,811
25-17-334-028-0000	1246 W 111TH ST	7,692
25-17-334-029-0000	1244 W 111TH ST	25,011
25-17-334-030-0000	1242 W 111TH ST	71,098
25-17-334-031-0000	1240 W 111TH ST	8,052
25-17-334-032-0000	1236 W 111TH ST	3,811
25-17-334-033-0000	1234 W 111TH ST	3,811
25-17-334-034-0000	1232 W 111TH ST	3,811
25-17-334-035-0000	1226 W 111TH ST	17,113
25-17-334-036-0000	1224 W 111TH ST	11,308
25-17-334-037-0000	1220 W 111TH ST	10,586
25-17-334-038-0000	1216 W 111TH ST	3,811
25-17-334-039-0000	1214 W 111TH ST	3,811
25-17-334-040-0000	1210 W 111TH ST	33,742
25-17-334-041-0000	1208 W 111TH ST	6,405
25-17-334-042-0000	1206 W 111TH ST	9,387
25-17-334-043-0000	1204 W 111TH ST	9,387
25-17-334-044-0000	1202 W 111TH ST	9,387
25-17-334-045-0000	1200 W 111TH ST	9,387
25-17-500-002-0000	(RR)	exempt
25-18-416-001-0000	11002 S ASHLAND AVE	2,970
25-18-416-002-0000	11008 S ASHLAND AVE	5,560
25-18-416-003-0000	11014 S ASHLAND AVE	exempt
25-18-416-004-0000	11016 S ASHLAND AVE	exempt
25-18-416-005-0000	11024 S ASHLAND AVE	5,398
25-18-416-006-0000	11028 S ASHLAND AVE	18,208
25-18-416-007-0000	11030 S ASHLAND AVE	16,582
25-18-416-008-0000	11027 S VINCENNES AVE	15,838
25-18-416-009-0000	11029 S VINCENNES AVE	24,511
25-18-416-012-0000	11031 S VINCENNES AVE	12,056
25-18-416-013-0000	11033 S VINCENNES AVE	11,617
25-18-416-014-0000	11038 S ASHLAND AVE	15,351
25-18-416-015-0000	11040 S ASHLAND AVE	10,775
25-18-422-001-0000	11043 S VINCENNES AVE	17,668

Parcel Identification Number	Parcel Address	2001 EAV
25-18-422-002-0000	11045 S VINCENNES AVE	19,534
25-18-422-003-0000	11051 S VINCENNES AVE	34,933
25-18-422-004-0000	11053 S VINCENNES AVE	5,370
25-18-422-005-0000	11055 S VINCENNES AVE	25,149
25-18-422-006-0000	11055 S VINCENNES AVE	16,594
25-18-422-010-0000	1607 W CHELSEA PL	72,581
25-19-203-003-0000	11101 S VINCENNES AVE	4,698
25-19-203-004-0000	11103 S VINCENNES AVE	34,148
25-19-203-005-0000	11106 S VINCENNES AVE	4,698
25-19-203-006-0000	11108 S VINCENNES AVE	4,698
25-19-203-010-0000	11116 S VINCENNES AVE	4,698
25-19-203-011-0000	11118 S VINCENNES AVE	4,698
25-19-203-012-0000	11125 S VINCENNES AVE	4,698
25-19-203-013-0000	11127 S VINCENNES AVE	9,399
25-19-203-014-0000	1601 W 111TH ST	exempt
25-19-203-017-0000	11114 S ASHLAND AVE	14,850
25-19-203-018-0000	11120 S ASHLAND AVE	12,733
25-19-203-019-0000	11122 S ASHLAND AVE	13,306
25-19-203-020-0000	11124 S ASHLAND AVE	19,252
25-19-203-021-0000	11126 S ASHLAND AVE	8,139
25-19-203-022-0000	11134 W MONTEREY AVE	exempt
25-19-203-023-0000	11136 S ASHLAND AVE	0
25-19-203-024-0000	11138 S ASHLAND AVE	10,685
25-19-203-025-0000	11140 S ASHLAND AVE	2,684
25-19-203-026-0000	11142 S ASHLAND AVE	0
25-19-203-027-0000	11144 S ASHLAND AVE	2,684
25-19-203-028-0000	11141 S ASHLAND AVE	10,064
25-19-203-029-0000	11113 S VINCENNES AVE	14,099
25-19-203-030-0000	1611 W 111TH ST	3,756
25-19-203-031-0000	11109 S ASHLAND AVE	10,662
25-19-204-001-0000	11101 S ASHLAND AVE	6,285
25-19-204-003-0000	11107 S ASHLAND AVE	1,952
25-19-204-004-0000	11111 S ASHLAND AVE	2,035
25-19-204-005-0000	11113 S ASHLAND AVE	2,116
25-19-204-006-0000	11118 S ASHLAND AVE	exempt
25-19-204-007-0000	11119 S ASHLAND AVE	9,489
25-19-204-008-0000	11126 S ASHLAND AVE	4,504
25-19-204-009-0000	11125 S ASHLAND AVE	13,389
25-19-204-010-0000	11127 S ASHLAND AVE	17,284
25-19-204-011-0000	11131 S ASHLAND AVE	9,359
25-19-204-012-0000	11133 S ASHLAND AVE	10,402
25-19-204-013-0000	11135 S ASHLAND AVE	19,243
25-19-204-014-0000	11137 S ASHLAND AVE	14,493
25-19-204-015-0000	11141 S ASHLAND AVE	17,612
25-19-204-016-0000	11143 S ASHLAND AVE	13,073
25-19-204-017-0000	11145 S ASHLAND AVE	13,251
25-19-204-018-0000	11149 S ASHLAND AVE	13,731
25-19-204-019-0000	11103 S ASHLAND AVE	1,397

Parcel Identification Number	Parcel Address	2001 EAV
25-19-204-020-0000	11105 S ASHLAND AVE	9,627
25-19-205-008-0000	11155 S VINCENNES AVE	4,698
25-19-205-009-0000	11157 S VINCENNES AVE	4,698
25-19-205-010-0000	11156 S ASHLAND AVE	9,707
25-19-205-011-0000	11160 S ASHLAND AVE	7,109
25-19-205-012-0000	11162 S ASHLAND AVE	17,324
25-19-205-013-0000	11162 S ASHLAND AVE	2,684
25-19-205-014-0000	11166 S ASHLAND AVE	9,747
25-19-205-015-0000	11170 S ASHLAND AVE	10,459
25-19-205-016-0000	11172 S ASHLAND AVE	3,191
25-19-205-017-0000	11174 S ASHLAND AVE	1,952
25-19-205-023-0000	1662 W MONTEREY AVE	17,044
25-19-205-024-0000	1662 W MONTEREY AVE	2,906
25-19-205-025-0000	1656 W MONTEREY AVE	5,667
25-19-205-026-0000	1656 W MONTEREY AVE	3,984
25-19-205-027-0000	1654 W MONTEREY AVE	3,984
25-19-205-028-0000	1652 W MONTEREY AVE	3,977
25-19-205-029-0000	1650 W MONTEREY AVE	13,595
25-19-205-033-0000	11153 S VINCENNES AVE	35,610
25-19-205-035-0000	1670 W MONTEREY AVE	227,638
25-19-205-036-0000	11145 S VINCENNES AVE	78,653
25-19-205-037-0000	11147 S VINCENNES AVE	31,478
25-19-206-002-0000	11161 S ASHLAND AVE	10,115
25-19-206-003-0000	11165 S ASHLAND AVE	20,042
25-19-206-004-0000	1605 W PRYOR AVE	8,950
25-19-206-006-0000	11169 S ASHLAND AVE	5,964
25-19-206-007-0000	11173 S ASHLAND AVE	6,040
25-19-206-008-0000	1620 W MONTEREY AVE	4,698
25-19-206-009-0000	1616 W MONTEREY AVE	4,689
25-19-206-010-0000	1614 W MONTEREY AVE	9,362
25-19-206-011-0000	1622 W MONTEREY AVE	37,770
25-19-206-012-0000	1622 W MONTEREY AVE	4,668
25-19-206-015-0000	1600 W MONTEREY AVE	8,659
25-19-206-017-0000	1601 W PRYOR AVE	2,365
25-19-206-018-0000	1601 W PRYOR AVE	120
25-19-206-019-0000	1612 W PRYOR AVE	2,654
25-19-206-020-0000	11159 S ASHLAND AVE	1,334
25-19-206-021-0000	1606 W PRYOR AVE	416
25-19-206-022-0000	1622 W MONTEREY AVE	94,970
25-19-212-006-0000	11213 S VINCENNES AVE	41,897
25-19-212-007-0000	11215 S VINCENNES AVE	2,804
25-19-212-008-0000	11221 S VINCENNES AVE	13,559
25-19-212-009-0000	1710 W WASECA PL	17,330
25-19-212-014-0000	1649 W MONTEREY AVE	2,545
25-19-212-017-0000	1641 W MONTEREY AVE	2,545
25-19-212-018-0000	1639 W MONTEREY AVE	2,545
25-19-212-019-0000	1635 W MONTEREY AVE	2,545
25-19-212-020-0000	1633 W MONTEREY AVE	2,545

Parcel Identification Number	Parcel Address	2001 EAV
25-19-212-021-0000	1631 W MONTEREY AVE	2,545
25-19-212-026-0000	1704 W WASECA PL	7,463
25-19-212-027-0000	1704 W WASECA PL	7,463
25-19-212-028-0000	1704 W WASECA PL	1,850
25-19-212-029-0000	1666 W WASECA PL	18,589
25-19-212-030-0000	1664 W WASECA PL	6,700
25-19-212-031-0000	1660 W WASECA PL	1,850
25-19-212-032-0000	1658 W WASECA PL	1,803
25-19-212-033-0000	1652 W WASECA PL	10,886
25-19-212-034-0000	1654 W WASECA PL	5,335
25-19-212-035-0000	1648 W WASECA PL	10,237
25-19-212-036-0000	1646 W WASECA PL	1,211
25-19-212-037-0000	1642 W WASECA PL	14,325
25-19-212-038-0000	1636 W WASECA PL	11,459
25-19-212-039-0000	1632 W WASECA PL	5,356
25-19-212-040-0000	1630 W WASECA PL	9,537
25-19-212-041-0000	1645 W MONTEREY AVE	2,040
25-19-212-042-0000	1643 W MONTEREY AVE	5,594
25-19-212-043-0000	1627 W MONTEREY AVE	2,933
25-19-212-045-0000	11201 S VINCENNES AVE	177,691
25-19-212-046-0000	1621 S VINCENNES AVE	exempt
25-19-212-047-0000	1625 W MONTEREY AVE	2,545
25-19-212-048-0000	1621 W MONTEREY AVE	4,751
25-19-213-001-0000	11235 S VINCENNES AVE	18,746
25-19-213-002-0000	11241 S VINCENNES AVE	2,077
25-19-213-003-0000	11245 S VINCENNES AVE	11,052
25-19-213-004-0000	11243 S VINCENNES AVE	17,769
25-19-213-005-0000	11247 S VINCENNES AVE	7,781
25-19-213-006-0000	11251 S VINCENNES AVE	7,781
25-19-213-010-0000	11259 S VINCENNES AVE	41,493
25-19-213-011-0000	1705 W WASECA PL	8,140
25-19-213-012-0000	1703 W WASECA PL	2,545
25-19-213-013-0000	1701 W WASECA PL	12,152
25-19-213-014-0000	1667 W WASECA PL	2,545
25-19-213-015-0000	1718 W MONTVALE	14,986
25-19-213-016-0000	1661 W WASECA PL	11,955
25-19-213-017-0000	1659 W WASECA PL	17,441
25-19-213-018-0000	1657 W WASECA PL	17,451
25-19-213-019-0000	1653 W WASECA PL	4,968
25-19-213-020-0000	1651 W WASECA PL	9,842
25-19-213-021-0000	1649 W WASECA PL	6,062
25-19-213-022-0000	1647 W WASECA PL	7,994
25-19-213-023-0000	1643 W WASECA PL	2,545
25-19-213-024-0000	1641 W WASECA PL	2,545
25-19-213-025-0000	1639 W WASECA PL	5,091
25-19-213-026-0000	1631 W WASECA PL	exempt
25-19-213-027-0000	1633 W WASECA PL	4,541
25-19-213-028-0000	1720 W MONTVALE AVE	10,055

Parcel Identification Number	Parcel Address	2001 EAV
25-19-213-031-0000	1712 W MONTVALE AVE	9,989
25-19-213-032-0000	1710 W MONTVALE AVE	8,358
25-19-213-033-0000	1708 W MONTVALE AVE	7,335
25-19-213-034-0000	1706 W MONTVALE AVE	1,850
25-19-213-035-0000	1704 W MONTVALE AVE	18,178
25-19-213-036-0000	1700 W MONTVALE AVE	2,545
25-19-213-037-0000	1664 W MONTVALE AVE	2,464
25-19-213-038-0000	1662 W MONTVALE AVE	13,843
25-19-213-039-0000	1660 W MONTVALE AVE	10,188
25-19-213-040-0000	1656 W MONTVALE AVE	5,705
25-19-213-041-0000	1654 W MONTVALE AVE	1,625
25-19-213-042-0000	1652 W MONTVALE AVE	17,136
25-19-213-043-0000	1648 W MONTVALE AVE	12,407
25-19-213-044-0000	1644 W MONTVALE AVE	5,004
25-19-213-045-0000	1642 W MONTVALE AVE	10,243
25-19-213-046-0000	1640 W MONTVALE AVE	1,781
25-19-213-047-0000	1718 W MONTVALE AVE	16,515
25-19-213-048-0000	11255 S VINCENNES AVE	4,026
25-19-213-049-0000	11257 S VINCENNES AVE	4,026
25-19-218-001-0000	11301 S VINCENNES AVE	3,275
25-19-218-002-0000	11305 S VINCENNES AVE	9,597
25-19-218-003-0000	11307 S VINCENNES AVE	2,684
25-19-218-004-0000	11309 S VINCENNES AVE	6,441
25-19-218-005-0000	11313 S VINCENNES AVE	8,069
25-19-218-006-0000	11315 S VINCENNES AVE	2,684
25-19-218-007-0000	11317 S VINCENNES AVE	5,619
25-19-218-008-0000	11321 S VINCENNES AVE	2,684
25-19-218-009-0000	11323 S VINCENNES AVE	11,685
25-19-218-010-0000	11325 S VINCENNES AVE	11,583
25-19-218-011-0000	1721 W MONTVALE AVE	8,310
25-19-218-012-0000	1717 W MONTVALE AVE	12,258
25-19-218-013-0000	1713 W MONTVALE AVE	2,157
25-19-218-014-0000	1711 W MONTVALE AVE	3,960
25-19-218-015-0000	1709 W MONTVALE AVE	2,215
25-19-218-016-0000	1707 W MONTVALE AVE	2,581
25-19-218-017-0000	1703 W MONTVALE AVE	2,545
25-19-218-018-0000	1701 W MONTVALE AVE	2,545
25-19-218-019-0000	1665 W MONTVALE AVE	15,163
25-19-218-020-0000	1661 W MONTVALE AVE	2,545
25-19-218-021-0000	1659 W MONTVALE AVE	2,545
25-19-218-022-0000	1657 W MONTVALE AVE	2,545
25-19-218-023-0000	1655 W MONTVALE AVE	13,674
25-19-218-024-0000	1653 W MONTVALE AVE	11,580
25-19-218-025-0000	1649 W MONTVALE AVE	5,091
25-19-218-026-0000	1645 W MONTVALE AVE	18,804
25-19-218-027-0000	1643 W MONTVALE AVE	14,780
25-19-218-028-0000	1641 W MONTVALE AVE	14,066
25-19-218-029-0000	1752 W STEUBEN ST	2,545

Parcel Identification Number	Parcel Address	2001 EAV
25-19-218-030-0000	1750 W STEUBEN ST	9,909
25-19-218-031-0000	1748 W STEUBEN ST	10,202
25-19-218-032-0000	1746 W STEUBEN ST	1,850
25-19-218-033-0000	1744 W STEUBEN ST	16,688
25-19-218-034-0000	1742 W STEUBEN ST	2,545
25-19-218-035-0000	1738 W STEUBEN ST	11,186
25-19-218-036-0000	1736 W STEUBEN ST	9,295
25-19-218-037-0000	1732 W STEUBEN ST	2,545
25-19-218-038-0000	1730 W STEUBEN ST	2,545
25-19-218-039-0000	1728 W STEUBEN ST	18,832
25-19-218-040-0000	1726 W STEUBEN ST	16,501
25-19-218-041-0000	1724 W STEUBEN ST	2,545
25-19-218-042-0000	1720 W STEUBEN ST	17,220
25-19-218-043-0000	1718 W STEUBEN ST	6,552
25-19-218-044-0000	1716 W STEUBEN ST	2,545
25-19-218-045-0000	1712 W STEUBEN ST	12,618
25-19-218-046-0000	1710 W STEUBEN ST	13,036
25-19-218-049-0000	1708 W STEUBEN ST	7,360
25-19-218-050-0000	11328 S DAVOL ST	10,983
25-19-219-001-0000	11333 S VINCENNES AVE	8,173
25-19-219-002-0000	11335 S VINCENNES AVE	17,467
25-19-219-003-0000	11339 S VINCENNES AVE	exempt
25-19-219-004-0000	11345 S VINCENNES AVE	exempt
25-19-219-005-0000	11349 S VINCENNES AVE	exempt
25-19-219-006-0000	11353 S VINCENNES AVE	exempt
25-19-219-007-0000	11355 S VINCENNES AVE	exempt
25-19-219-008-0000	11357 S VINCENNES AVE	exempt
25-19-219-009-0000	1753 W STEUBEN ST	9,292
25-19-219-010-0000	1751 W STEUBEN ST	11,759
25-19-219-011-0000	1745 W STEUBEN ST	6,649
25-19-219-012-0000	1743 W STEUBEN ST	10,637
25-19-219-013-0000	1739 W STEUBEN ST	11,032
25-19-219-014-0000	1735 W STEUBEN ST	11,450
25-19-219-015-0000	1731 W STEUBEN ST	exempt
25-19-219-016-0000	1725 W STEUBEN ST	3,818
25-19-219-017-0000	1725 W STEUBEN ST	1,850
25-19-219-020-0000	1713 W STEUBEN ST	13,778
25-19-219-023-0000	1707 W STEUBEN ST	9,259
25-19-219-024-0000	1703 W STEUBEN ST	9,128
25-19-219-025-0000	1701 W STEUBEN ST	5,103
25-19-219-026-0000	1756 W EDMAIRE ST	2,607
25-19-219-027-0000	1756 W EDMAIRE ST	6,570
25-19-219-028-0000	1752 W EDMAIRE ST	10,241
25-19-219-029-0000	1750 W EDMAIRE ST	7,097
25-19-219-030-0000	1748 W EDMAIRE ST	13,868
25-19-219-031-0000	1742 W EDMAIRE ST	18,252
25-19-219-032-0000	1740 W EDMAIRE ST	4,481
25-19-219-033-0000	1740 W EDMAIRE ST	4,481

Parcel Identification Number	Parcel Address	2001 EAV
25-19-219-034-0000	1732 W EDMAIRE ST	9,052
25-19-219-037-0000	1722 W EDMAIRE ST	5,091
25-19-219-038-0000	1716 W EDMAIRE ST	14,660
25-19-219-039-0000	1714 W EDMAIRE ST	9,276
25-19-219-042-0000	1708 W EDMAIRE ST	12,323
25-19-219-044-0000	1711 W STEUBEN ST	10,010
25-19-219-045-0000	1737 W STEUBEN ST	exempt
25-19-219-046-0000	1730 W EDMAIRE ST	11,066
25-19-219-047-0000	1728 W EDMAIRE ST	17,779
25-19-219-048-0000	1704 W EDMAIRE ST	12,847
25-19-219-049-0000	1700 W EDMAIRE ST	7,122
25-19-219-050-0000	1721 W STEUBEN ST	9,781
25-19-220-017-0000	11413 S HAMLET AVE	exempt
25-19-220-018-0000	11415 S HAMLET AVE	exempt
25-19-220-019-0000	11417 S HAMLET AVE	exempt
25-19-220-020-0000	11419 S HAMLET AVE	exempt
25-19-220-021-0000	11421 S HAMLET AVE	exempt
25-19-220-022-0000	11434 S HAMLET AVE	1,284
25-19-220-023-0000	11423 S HAMLET AVE	3,465
25-19-226-005-0000	11411 S VINCENNES AVE	exempt
25-19-226-006-0000	11415 S VINCENNES AVE	exempt
25-19-226-011-0000	11429 S VINCENNES AVE	3,412
25-19-226-012-0000	11431 S VINCENNES AVE	14,626
25-19-226-013-0000	11433 S VINCENNES AVE	10,980
25-19-226-014-0000	11437 S VINCENNES AVE	11,349
25-19-226-015-0000	11437 S VINCENNES AVE	6,792
25-19-226-016-0000	11439 S VINCENNES AVE	17,529
25-19-226-017-0000	11443 S VINCENNES AVE	2,629
25-19-226-018-0000	11445 S VINCENNES AVE	2,629
25-19-226-019-0000	11449 S VINCENNES AVE	7,255
25-19-226-020-0000	11451 S VINCENNES AVE	7,892
25-19-226-021-0000	11453 S VINCENNES AVE	12,680
25-19-226-022-0000	11457 S VINCENNES AVE	11,982
25-19-226-023-0000	11455 S VINCENNES AVE	2,629
25-19-226-024-0000	11461 S VINCENNES AVE	10,529
25-19-226-025-0000	11465 S VINCENNES AVE	14,267
25-19-226-026-0000	11402 S WATKINS AVE	8,071
25-19-226-027-0000	11408 S WATKINS AVE	12,456
25-19-226-028-0000	11410 S WATKINS AVE	2,534
25-19-226-029-0000	11412 S WATKINS AVE	10,353
25-19-226-030-0000	11416 S WATKINS AVE	2,629
25-19-226-031-0000	11418 S WATKINS AVE	5,811
25-19-226-032-0000	11420 S WATKINS AVE	2,629
25-19-226-033-0000	11424 S WATKINS AVE	14,600
25-19-226-034-0000	11424 S WATKINS AVE	14,600
25-19-226-035-0000	11428 S WATKINS AVE	15,182
25-19-226-036-0000	11430 S WATKINS AVE	1,913
25-19-226-037-0000	11432 S WATKINS AVE	2,629

Parcel Identification Number	Parcel Address	2001 EAV
25-19-226-038-0000	11436 S WATKINS AVE	5,332
25-19-226-039-0000	11438 S WATKINS AVE	18,051
25-19-226-040-0000	11444 S WATKINS AVE	12,133
25-19-226-041-0000	11444 S WATKINS AVE	6,301
25-19-226-042-0000	11448 S WATKINS AVE	12,193
25-19-226-043-0000	11450 S WATKINS AVE	10,585
25-19-226-044-0000	11454 S WATKINS AVE	5,830
25-19-226-045-0000	11452 S WATKINS AVE	7,042
25-19-226-046-0000	11421 S VINCENNES AVE	exempt
25-19-226-047-0000	11405 S VINCENNES AVE	exempt
25-19-227-001-0000	11401 S WATKINS AVE	exempt
25-19-227-002-0000	11405 S WATKINS AVE	exempt
25-19-227-003-0000	11411 S WATKINS AVE	4,929
25-19-227-004-0000	11415 S WATKINS AVE	2,629
25-19-227-005-0000	11417 S WATKINS AVE	2,393
25-19-227-006-0000	11419 S WATKINS AVE	10,117
25-19-227-007-0000	11421 S WATKINS AVE	11,475
25-19-227-008-0000	11425 S WATKINS AVE	12,198
25-19-227-009-0000	11439 S WATKINS AVE	9,237
25-19-227-010-0000	11431 S WATKINS AVE	2,629
25-19-227-011-0000	11433 S WATKINS AVE	2,629
25-19-227-012-0000	11437 S WATKINS AVE	2,648
25-19-227-013-0000	11437 S WATKINS AVE	2,629
25-19-227-017-0000	11432 S DAVOL ST	13,978
25-19-227-018-0000	11434 S DAVOL ST	2,610
25-19-227-019-0000	11438 S DAVOL ST	17,751
25-19-227-020-0000	11440 S DAVOL ST	14,394
25-19-227-021-0000	11442 S DAVOL ST	14,500
25-19-227-022-0000	11444 S DAVOL ST	17,695
25-19-227-023-0000	11448 S DAVOL ST	19,430
25-19-227-024-0000	11450 S DAVOL ST	11,534
25-19-227-025-0000	11452 S DAVOL ST	3,943
25-19-227-026-0000	11451 S DAVOL ST	exempt
25-19-227-027-0000	11460 S DAVOL ST	13,355
25-19-227-028-0000	11462 S DAVOL ST	8,574
25-19-227-029-0000	11464 S DAVOL ST	1,913
25-19-227-030-0000	11468 S DAVOL ST	7,599
25-19-227-031-0000	11470 S DAVOL ST	8,134
25-19-227-032-0000	11445 S WATKINS AVE	3,943
25-19-227-033-0000	11447 S WATKINS AVE	7,068
25-19-228-001-0000	11435 S DAVOL ST	17,839
25-19-228-002-0000	11437 S DAVOL ST	16,922
25-19-228-003-0000	11439 S DAVOL ST	4,287
25-19-228-004-0000	11441 S DAVOL ST	4,412
25-19-228-005-0000	11443 S DAVOL ST	4,511
25-19-228-006-0000	11445 S DAVOL ST	4,663
25-19-228-007-0000	11447 S DAVOL ST	4,791
25-19-228-008-0000	11449 S DAVOL ST	4,858

Parcel Identification Number	Parcel Address	2001 EAV
25-19-228-011-0000	11455 S DAVOL ST	4,955
25-19-228-012-0000	11457 S DAVOL ST	4,918
25-19-228-013-0000	11459 S DAVOL ST	8,625
25-19-228-014-0000	11453 S DAVOL ST	9,764
25-19-229-004-0000	11458 S HAMLET AVE	2,381
25-19-229-005-0000	11460 S HAMLET AVE	2,381
25-19-229-006-0000	1640 W 115TH ST	31,434
25-19-229-007-0000	1640 W 115TH ST	31,434
25-19-229-008-0000	1640 W 115TH ST	31,434
25-19-229-009-0000	11470 S HAMLET AVE	13,219
25-19-229-010-0000	11454 S HAMLET AVE	8,361
25-19-230-006-0000	11400 S VINCENNES AVE	exempt
25-19-230-007-0000	11404 S VINCENNES AVE	exempt
25-19-230-008-0000	11406 S VINCENNES AVE	exempt
25-19-230-009-0000	11410 S VINCENNES AVE	exempt
25-19-230-016-0000	11414 S VINCENNES AVE	exempt
25-19-230-017-0000	11407 S HAMLET AVE	exempt
25-19-230-018-0000	11420 S VINCENNES AVE	exempt
25-19-400-015-0000	11701 W 115TH ST	exempt
25-19-400-016-0000	11703 W 115TH ST	exempt
25-19-400-017-0000	11750 S HOMEWOOD AVE	exempt
25-19-401-001-0000	1925 W 115TH ST	10,712
25-19-401-002-0000	1915 W 115TH ST	1,919
25-19-401-003-0000	1919 W 115TH ST	7,187
25-19-401-004-0000	1911 W 115TH ST	2,365
25-19-401-005-0000	1909 W 115TH ST	2,164
25-19-401-006-0000	1907 W 115TH ST	2,386
25-19-401-007-0000	1905 W 115TH ST	2,599
25-19-401-008-0000	1903 W 115TH ST	2,799
25-19-401-009-0000	1901 W 115TH ST	2,917
25-19-401-030-0000	11520 S CHURCH ST	8,075
25-19-401-031-0000	11524 S CHURCH ST	6,099
25-19-401-032-0000	11528 S CHURCH ST	13,129
25-19-401-033-0000	11532 S CHURCH ST	12,621
25-19-401-034-0000	11532 S CHURCH ST	7,929
25-19-401-035-0000	11540 S CHURCH ST	13,175
25-19-401-036-0000	11542 S CHURCH ST	3,853
25-19-401-037-0000	11610 S CHURCH ST	13,492
25-19-401-038-0000	11550 S CHURCH ST	18,056
25-19-401-039-0000	11554 S CHURCH ST	6,762
25-19-401-040-0000	11558 S CHURCH ST	17,894
25-19-401-041-0000	115662 S CHURCH ST	5,628
25-19-401-042-0000	11602 S CHURCH ST	13,440
25-19-401-043-0000	11604 S CHURCH ST	7,744
25-19-401-044-0000	11608 S CHURCH ST	17,552
25-19-401-045-0000	11612 S CHURCH ST	18,707
25-19-401-046-0000	11616 S CHURCH ST	11,775
25-19-401-047-0000	11620 S CHURCH ST	12,911

Parcel Identification Number	Parcel Address	2001 EAV
25-19-401-048-0000	11624 S CHURCH ST	19,054
25-19-401-049-0000	11628 S CHURCH ST	10,411
25-19-401-050-0000	11632 S CHURCH ST	11,775
25-19-401-081-0000	11515 S HOMEWOOD AVE	exempt
25-19-402-001-0000	11503 S CHURCH ST	5,712
25-19-402-002-0000	11509 S CHURCH ST	13,351
25-19-402-003-0000	11513 S CHURCH ST	3,696
25-19-402-004-0000	11515 S CHURCH ST	0
25-19-402-005-0000	11517 S CHURCH ST	6,155
25-19-402-007-0000	11525 S CHURCH ST	13,418
25-19-402-008-0000	11503 S VINCENNES AVE	3,973
25-19-402-009-0000	11514 S VINCENNES AVE	19,448
25-19-402-010-0000	11514 S VINCENNES AVE	7,712
25-19-402-011-0000	11518 S VINCENNES AVE	4,133
25-19-402-015-0000	11536 S VINCENNES AVE	14,566
25-19-402-016-0000	11542 S VINCENNES AVE	13,202
25-19-402-017-0000	11524 S VINCENNES AVE	9,231
25-19-402-018-0000	11526 S VINCENNES AVE	4,793
25-19-402-019-0000	11528 S VINCENNES AVE	11,955
25-19-402-020-0000	11534 S VINCENNES AVE	21,844
25-19-402-021-0000	11521 S CHURCH ST	10,694
25-19-402-022-0000	11523 S CHURCH ST	13,978
25-19-403-001-0000	11534 S VINCENNES AVE	6,225
25-19-403-002-0000	11530 S VINCENNES AVE	5,082
25-19-403-003-0000	11525 S VINCENNES AVE	5,082
25-19-403-004-0000	11519 S VINCENNES AVE	8,062
25-19-403-005-0000	11518 S VINCENNES AVE	10,738
25-19-403-006-0000	1007 S VINCENNES AVE	15,484
25-19-403-009-0000	11543 S VINCENNES AVE	12,422
25-19-403-010-0000	11500 S WATKINS AVE	14,794
25-19-403-011-0000	11506 S WATKINS AVE	5,082
25-19-403-012-0000	11514 S WATKINS AVE	13,643
25-19-403-013-0000	11518 S WATKINS AVE	5,082
25-19-403-014-0000	11522 S WATKINS AVE	9,954
25-19-403-015-0000	11528 S WATKINS AVE	4,705
25-19-403-016-0000	11530 S WATKINS AVE	10,227
25-19-403-017-0000	11532 S WATKINS AVE	exempt
25-19-403-020-0000	11548 S VINCENNES AVE	6,259
25-19-403-021-0000	11550 S WATKINS AVE	13,106
25-19-403-022-0000	11552 S WATKINS AVE	13,145
25-19-403-023-0000	11538 S WATKINS AVE	13,939
25-19-403-024-0000	11542 S WATKINS AVE	14,383
25-19-403-025-0000	11544 S WATKINS AVE	18,021
25-19-403-026-0000	11321 S VINCENNES AVE	12,579
25-19-403-027-0000	11533 S VINCENNES AVE	17,079
25-19-403-028-0000	11533 S VINCENNES AVE	9,363
25-19-403-029-0000	11535 S VINCENNES AVE	2,541
25-19-405-001-0000	11601 S CHURCH ST	10,242

Parcel Identification Number	Parcel Address	2001 EAV
25-19-405-002-0000	11605 S CHURCH ST	1,809
25-19-405-003-0000	11607 S CHURCH ST	2,338
25-19-405-004-0000	11547 S CHURCH ST	2,919
25-19-405-005-0000	11549 S CHURCH ST	7,018
25-19-405-006-0000	11553 S CHURCH ST	6,659
25-19-405-007-0000	11557 S CHURCH ST	10,512
25-19-405-008-0000	11561 S CHURCH ST	3,896
25-19-405-009-0000	11565 S CHURCH ST	4,634
25-19-405-010-0000	11601 S CHURCH ST	10,637
25-19-405-011-0000	11639 S CHURCH ST	10,814
25-19-405-013-0000	11649 S CHURCH ST	2,541
25-19-405-020-0000	11622 S VINCENNES AVE	9,942
25-19-405-021-0000	11626 S VINCENNES AVE	11,549
25-19-405-024-0000	11642 S VINCENNES AVE	7,763
25-19-405-025-0000	11644 S VINCENNES AVE	11,348
25-19-405-029-0000	11627 S CHURCH ST	12,156
25-19-405-030-0000	1958 W 117TH ST	12,884
25-19-405-031-0000	11614 S VINCENNES AVE	14,360
25-19-405-032-0000	11618 S VINCENNES AVE	1,199
25-19-405-033-0000	11602 S VINCENNES AVE	exempt
25-19-405-034-0000	11604 S VINCENNES AVE	15,746
25-19-405-035-0000	11610 S VINCENNES AVE	6,368
25-19-405-036-0000	11612 S VINCENNES AVE	10,098
25-19-405-037-0000	11634 S VINCENNES AVE	16,490
25-19-405-038-0000	11638 S VINCENNES AVE	17,439
25-19-405-039-0000	11630 S VINCENNES AVE	4,504
25-19-405-040-0000	11632 S VINCENNES AVE	10,098
25-19-405-041-0000	11606 S VINCENNES AVE	11,207
25-19-405-042-0000	11608 S VINCENNES AVE	8,707
25-19-405-043-0000	11652 S VINCENNES AVE	11,588
25-19-405-044-0000	11656 S VINCENNES AVE	12,694
25-19-405-045-0000	11660 S VINCENNES AVE	5,056
25-19-405-046-0000	11664 S VINCENNES AVE	18,120
25-19-405-047-0000	11643 S CHURCH ST	17,333
25-19-405-050-0000	11621 S CHURCH ST	6,347
25-19-405-051-0000	11623 S CHURCH ST	10,092
25-19-405-052-0000	11651 W 49TH PL	exempt
25-19-405-053-0000	11647 S CHURCH ST	13,221
25-19-406-001-0000	11605 S VINCENNES AVE	6,280
25-19-406-002-0000	11609 S VINCENNES AVE	18,010
25-19-406-003-0000	11613 S VINCENNES AVE	5,082
25-19-406-004-0000	11615 S VINCENNES AVE	17,400
25-19-406-005-0000	11623 S VINCENNES AVE	15,302
25-19-406-006-0000	11627 S VINCENNES AVE	5,319
25-19-406-008-0000	11637 S VINCENNES AVE	5,082
25-19-406-009-0000	11643 S VINCENNES AVE	5,082
25-19-406-010-0000	11647 S VINCENNES AVE	18,760
25-19-406-011-0000	11655 S VINCENNES AVE	5,082

Parcel Identification Number	Parcel Address	2001 EAV
25-19-406-012-0000	11659 S VINCENNES AVE	23,421
25-19-406-013-0000	11663 S VINCENNES AVE	17,986
25-19-406-015-0000	11608 S WATKINS AVE	5,082
25-19-406-016-0000	11612 S WATKINS AVE	5,082
25-19-406-017-0000	11616 S WATKINS AVE	2,541
25-19-406-018-0000	11618 S WATKINS AVE	0
25-19-406-019-0000	11622 S WATKINS AVE	4,330
25-19-406-020-0000	11624 S WATKINS AVE	2,541
25-19-406-021-0000	11626 S WATKINS AVE	3,571
25-19-406-022-0000	11630 S WATKINS AVE	1,792
25-19-406-026-0000	11650 S WATKINS AVE	7,608
25-19-406-027-0000	11652 S WATKINS AVE	15,501
25-19-406-028-0000	11654 S WATKINS AVE	2,541
25-19-406-029-0000	11658 S WATKINS AVE	17,333
25-19-406-030-0000	11664 S WATKINS AVE	15,387
25-19-406-031-0000	11633 S VINCENNES AVE	2,541
25-19-406-032-0000	11635 S VINCENNES AVE	10,079
25-19-406-033-0000	11600 S WATKINS AVE	10,735
25-19-406-034-0000	11604 S WATKINS AVE	13,653
25-19-406-035-0000	11636 S WATKINS AVE	15,635
25-19-406-036-0000	11640 S WATKINS AVE	11,765
25-19-406-037-0000	11642 S WATKINS AVE	14,493
25-19-408-004-0000	11707 E 117TH ST	exempt
25-19-408-005-0000	11702 S VINCENNES AVE	exempt
25-19-408-006-0000	11704 S VINCENNES AVE	exempt
25-19-408-015-0000	11652 S CHURCH ST	exempt
25-19-408-016-0000	11706 S VINCENNES AVE	exempt
25-19-409-001-0000	11705 S CHURCH ST	12,743
25-19-409-002-0000	11711 S CHURCH ST	5,082
25-19-409-005-0000	11665 S CHURCH ST	9,904
25-19-409-007-0000	11737 S CHURCH ST	5,082
25-19-409-009-0000	11711 S CHURCH ST	4,460
25-19-409-010-0000	11713 S CHURCH ST	12,726
25-19-409-011-0000	11715 S CHURCH ST	17,321
25-19-409-012-0000	11719 S CHURCH ST	18,113
25-19-409-013-0000	11753 S CHURCH ST	4,560
25-19-409-014-0000	11727 S CHURCH ST	6,058
25-19-409-015-0000	11729 S CHURCH ST	7,236
25-19-409-016-0000	11733 S CHURCH ST	7,065
25-19-409-017-0000	11702 S VINCENNES AVE	5,608
25-19-409-018-0000	11704 S VINCENNES AVE	2,541
25-19-409-019-0000	11706 S VINCENNES AVE	4,899
25-19-409-020-0000	11708 S VINCENNES AVE	2,541
25-19-409-021-0000	11712 S VINCENNES AVE	3,231
25-19-409-022-0000	11714 S VINCENNES AVE	4,239
25-19-409-023-0000	11718 S VINCENNES AVE	16,776
25-19-409-024-0000	11720 S VINCENNES AVE	3,386
25-19-409-025-0000	11724 S VINCENNES AVE	3,386

Parcel Identification Number	Parcel Address	2001 EAV
25-19-409-026-0000	11728 S VINCENNES AVE	3,386
25-19-409-027-0000	11730 S VINCENNES AVE	14,441
25-19-409-028-0000	11736 S VINCENNES AVE	2,934
25-19-409-030-0000	11748 S VINCENNES AVE	9,116
25-19-409-031-0000	11752 S VINCENNES AVE	14,661
25-19-409-034-0000	11742 S VINCENNES AVE	10,001
25-19-409-035-0000	11744 S VINCENNES AVE	16,487
25-19-409-036-0000	11756 S VINCENNES AVE	6,318
25-19-409-037-0000	11760 S VINCENNES AVE	14,748
25-19-409-038-0000	11764 S VINCENNES AVE	7,951
25-19-409-039-0000	11655 S CHURCH ST	12,519
25-19-409-040-0000	11657 S CHURCH ST	13,306
25-19-409-041-0000	11669 S CHURCH ST	19,123
25-19-409-042-0000	11673 S CHURCH ST	10,645
25-19-409-043-0000	11739 S CHURCH ST	2,541
25-19-409-044-0000	11709 S CHURCH ST	12,311
25-19-409-045-0000	11659 S CHURCH ST	18,107
25-19-409-046-0000	11661 S CHURCH ST	13,807
25-19-410-003-0000	11715 S VINCENNES AVE	8,153
25-19-410-004-0000	11717 S VINCENNES AVE	11,962
25-19-410-005-0000	11727 S VINCENNES AVE	11,230
25-19-410-006-0000	11727 S VINCENNES AVE	5,082
25-19-410-007-0000	11733 S VINCENNES AVE	11,983
25-19-410-008-0000	11745 S VINCENNES AVE	9,756
25-19-410-010-0000	11749 S VINCENNES AVE	9,294
25-19-410-014-0000	11702 S WATKINS AVE	3,231
25-19-410-015-0000	11704 S WATKINS AVE	5,580
25-19-410-016-0000	11708 S WATKINS AVE	8,496
25-19-410-017-0000	11712 S WATKINS AVE	2,541
25-19-410-018-0000	11714 S WATKINS AVE	2,541
25-19-410-019-0000	11716 S WATKINS AVE	2,541
25-19-410-020-0000	11718 S WATKINS AVE	18,395
25-19-410-021-0000	11720 S WATKINS AVE	12,726
25-19-410-022-0000	11724 S WATKINS AVE	13,251
25-19-410-023-0000	11726 S WATKINS AVE	5,082
25-19-410-024-0000	11732 S WATKINS AVE	5,792
25-19-410-025-0000	11736 S WATKINS AVE	5,082
25-19-410-026-0000	11740 S WATKINS AVE	5,082
25-19-410-027-0000	11744 S WATKINS AVE	12,459
25-19-410-028-0000	11752 S WATKINS AVE	12,669
25-19-410-029-0000	11756 S WATKINS AVE	exempt
25-19-410-030-0000	11754 S WATKINS AVE	5,082
25-19-410-031-0000	11753 S VINCENNES AVE	15,432
25-19-410-032-0000	11755 S VINCENNES AVE	7,102
25-19-410-034-0000	11709 S VINCENNES AVE	0
25-19-410-035-0000	11701 S VINCENNES AVE	13,119
25-19-410-036-0000	11759 S VINCENNES AVE	14,905
25-19-410-037-0000	11761 S VINCENNES AVE	3,030

Parcel Identification Number	Parcel Address	2001 EAV
25-19-410-038-0000	11765 S VINCENNES AVE	12,125
25-19-410-039-0000	11747 S VINCENNES AVE	2,541
25-19-410-040-0000	11741 S VINCENNES AVE	5,133
25-19-413-001-0000	11805 S CHURCH ST	4,666
25-19-413-002-0000	11809 S CHURCH ST	13,307
25-19-413-003-0000	11813 S CHURCH ST	2,541
25-19-413-004-0000	11815 S CHURCH ST	2,541
25-19-413-005-0000	11817 S CHURCH ST	2,541
25-19-413-006-0000	11819 S CHURCH ST	2,497
25-19-413-007-0000	11827 S CHURCH ST	4,638
25-19-413-008-0000	11835 S CHURCH ST	14,445
25-19-413-012-0000	11816 S VINCENNES AVE	14,470
25-19-413-014-0000	11826 S VINCENNES AVE	5,082
25-19-413-015-0000	11832 S VINCENNES AVE	5,082
25-19-413-016-0000	11828 S VINCENNES AVE	exempt
25-19-413-017-0000	11842 S VINCENNES AVE	5,082
25-19-413-018-0000	11848 S VINCENNES AVE	11,618
25-19-413-019-0000	11850 S VINCENNES AVE	5,082
25-19-413-027-0000	11820 S VINCENNES AVE	2,541
25-19-413-028-0000	11822 S VINCENNES AVE	14,415
25-19-413-029-0000	11800 S VINCENNES AVE	13,140
25-19-413-030-0000	11804 S VINCENNES AVE	9,557
25-19-413-031-0000	11806 S VINCENNES AVE	15,711
25-19-413-032-0000	11810 S VINCENNES AVE	8,640
25-19-413-033-0000	11812 S VINCENNES AVE	13,704
25-19-413-034-0000	11866 S VINCENNES AVE	21,155
25-19-413-035-0000	11860 S VINCENNES AVE	19,934
25-19-413-036-0000	11870 S VINCENNES AVE	5,234
25-19-413-037-0000	11872 S VINCENNES AVE	5,567
25-19-413-038-0000	11874 S VINCENNES AVE	6,179
25-19-413-039-0000	11876 S VINCENNES AVE	6,865
25-19-414-001-0000	11801 S VINCENNES AVE	4,841
25-19-414-002-0000	11809 S VINCENNES AVE	5,082
25-19-414-004-0000	11817 S VINCENNES AVE	4,250
25-19-414-005-0000	11821 S VINCENNES AVE	8,636
25-19-414-006-0000	11823 S VINCENNES AVE	9,916
25-19-414-007-0000	11827 S VINCENNES AVE	11,415
25-19-414-008-0000	11833 S VINCENNES AVE	5,702
25-19-414-009-0000	11835 S VINCENNES AVE	6,312
25-19-414-010-0000	11841 S VINCENNES AVE	5,082
25-19-414-011-0000	11849 S VINCENNES AVE	5,082
25-19-414-014-0000	11857 S VINCENNES AVE	14,364
25-19-414-017-0000	11873 S VINCENNES AVE	4,620
25-19-414-018-0000	11877 S VINCENNES AVE	6,352
25-19-414-019-0000	11879 S VINCENNES AVE	6,033
25-19-414-020-0000	11804 S WATKINS AVE	16,058
25-19-414-021-0000	11806 S WATKINS AVE	2,541
25-19-414-022-0000	11808 S WATKINS AVE	2,541

Parcel Identification Number	Parcel Address	2001 EAV
25-19-414-023-0000	11812 S WATKINS AVE	9,406
25-19-414-024-0000	11816 S WATKINS AVE	14,129
25-19-414-025-0000	11820 S WATKINS AVE	5,304
25-19-414-026-0000	11824 S WATKINS AVE	9,784
25-19-414-027-0000	11826 S WATKINS AVE	17,749
25-19-414-028-0000	11830 S WATKINS AVE	6,457
25-19-414-029-0000	11834 S WATKINS AVE	13,145
25-19-414-030-0000	11836 S WATKINS AVE	2,541
25-19-414-031-0000	11838 S WATKINS AVE	17,226
25-19-414-032-0000	11840 S WATKINS AVE	17,321
25-19-414-033-0000	11842 S WATKINS AVE	17,226
25-19-414-034-0000	11846 S WATKINS AVE	2,541
25-19-414-035-0000	11848 S WATKINS AVE	4,280
25-19-414-036-0000	11850 S WATKINS AVE	8,352
25-19-414-037-0000	11856 S WATKINS AVE	14,219
25-19-414-038-0000	11860 S WATKINS AVE	2,338
25-19-414-039-0000	11862 S WATKINS AVE	1,822
25-19-414-040-0000	11867 S VINCENNES AVE	18,629
25-19-414-041-0000	11868 S WATKINS AVE	11,912
25-19-414-042-0000	11871 S VINCENNES AVE	9,101
25-19-414-043-0000	11869 S VINCENNES AVE	13,632
25-19-414-044-0000	11861 S VINCENNES AVE	15,540
25-19-414-045-0000	11863 S VINCENNES AVE	8,688
25-19-414-046-0000	11811 S VINCENNES AVE	1,848
25-19-414-047-0000	11811 S VINCENNES AVE	18,326
25-19-414-048-0000	1201 W 111TH PL	13,267
25-19-417-015-0000	1700 W 119TH ST	296,583
25-19-417-016-0000	1700 W 119TH ST	3,331,353
25-19-500-001-0000	(RR)	exempt
25-20-100-001-0000	1541 W 111TH ST	exempt
25-20-100-002-0000	1539 W 111TH ST	exempt
25-20-100-005-0000	11112 S LAFLIN ST	exempt
25-20-100-006-0000	11113 S LAFLIN ST	exempt
25-20-100-010-0000	11121 S LAFLIN ST	exempt
25-20-100-011-0000	11123 S LAFLIN ST	exempt
25-20-100-012-0000	11125 S LAFLIN ST	exempt
25-20-100-013-0000	11129 S LAFLIN ST	exempt
25-20-100-014-0000	11131 S LAFLIN ST	exempt
25-20-100-016-0000	11135 S LAFLIN ST	exempt
25-20-100-018-0000	1550 W 112TH ST	exempt
25-20-100-019-0000	1546 W 112TH ST	exempt
25-20-100-022-0000	1536 W 112TH ST	exempt
25-20-100-023-0000	1532 W 112TH ST	exempt
25-20-100-029-0000	11133 S LAFLIN ST	exempt
25-20-100-034-0000	1535 W 111TH ST	exempt
25-20-100-035-0000	11117 S LAFLIN ST	exempt
25-20-100-036-0000	11141 S LAFLIN ST	exempt
25-20-100-037-0000	1540 W 112TH ST	exempt

Parcel Identification Number	Parcel Address	2001 EAV
25-20-101-001-0000	11101 S LAFLIN ST	exempt
25-20-102-001-0000	1421 W 111TH ST	3,176
25-20-102-002-0000	1433 W 111TH ST	3,176
25-20-102-003-0000	1431 W 111TH ST	53,980
25-20-102-004-0000	1429 W 111TH ST	3,176
25-20-102-005-0000	1427 W 111TH ST	32,716
25-20-102-006-0000	1425 W 111TH ST	3,176
25-20-102-007-0000	1417 W 111TH ST	48,654
25-20-102-008-0000	1419 W 111TH ST	29,806
25-20-102-009-0000	1421 W 111TH ST	14,164
25-20-102-010-0000	1413 W 111TH ST	3,176
25-20-102-011-0000	1411 W 111TH ST	17,809
25-20-102-012-0000	1409 W 111TH ST	3,176
25-20-102-013-0000	1407 W 111TH ST	3,811
25-20-102-014-0000	1403 W 111TH ST	3,916
25-20-102-015-0000	1403 W 111TH ST	3,405
25-20-103-005-0000	1349 W 111TH ST	exempt
25-20-103-006-0000	1345 W 111TH ST	3,176
25-20-103-007-0000	1343 W 111TH ST	3,176
25-20-103-008-0000	1341 W 111TH ST	5,534
25-20-103-009-0000	1339 W 111TH ST	3,176
25-20-103-010-0000	1335 W 111TH ST	exempt
25-20-103-011-0000	1333 W 111TH ST	3,176
25-20-103-012-0000	1331 W 111TH ST	5,154
25-20-103-013-0000	1329 W 111TH ST	19,811
25-20-103-014-0000	1327 W 111TH ST	9,498
25-20-103-015-0000	1323 W 111TH ST	11,569
25-20-103-016-0000	1321 W 111TH ST	3,176
25-20-103-017-0000	1319 W 111TH ST	3,176
25-20-103-018-0000	1315 W 111TH ST	7,292
25-20-103-019-0000	1313 W 111TH ST	exempt
25-20-103-020-0000	1311 W 111TH ST	9,888
25-20-103-021-0000	1307 W 111TH ST	22,668
25-20-103-043-0000	1353 W 111TH ST	exempt
25-20-103-044-0000	1301 W 111TH ST	91,237
25-20-103-045-0000	1351 W 111TH ST	exempt
25-20-105-001-0000	1257 W 119TH ST	exempt
25-20-105-002-0000	1253 W 111TH ST	exempt
25-20-105-003-0000	1251 W 111TH ST	exempt
25-20-105-004-0000	1249 W 111TH ST	exempt
25-20-105-005-0000	1245 W 111TH ST	exempt
25-20-105-006-0000	1244 W 111TH ST	exempt
25-20-105-007-0000	1241 W 111TH ST	exempt
25-20-105-008-0000	1239 W 111TH ST	exempt
25-20-105-009-0000	1237 W 111TH ST	exempt
25-20-105-010-0000	1235 W 111TH ST	exempt
25-20-105-011-0000	1231 W 111TH ST	exempt
25-20-105-012-0000	1229 W 111TH ST	exempt

Parcel Identification Number	Parcel Address	2001 EAV
25-20-105-015-0000	1221 W 111TH ST	9,011
25-20-105-016-0000	1219 W 111TH ST	2,626
25-20-105-017-0000	1217 W 111TH ST	24,784
25-20-105-018-0000	1213 W 111TH ST	45,722
25-20-105-019-0000	1211 W 111TH ST	exempt
25-20-105-020-0000	1209 W 119TH ST	exempt
25-20-105-021-0000	1207 W 111TH ST	exempt
25-20-105-022-0000	1205 W 111TH ST	exempt
25-20-105-023-0000	1201 W 111TH ST	exempt
25-20-105-045-0000	1225 W 111TH ST	exempt
25-20-105-046-0000	1223 W 111TH ST	4,763
25-20-321-003-0000	11807 S ASHLAND AVE	4,058
25-20-321-004-0000	11809 S ASHLAND AVE	not found
25-20-321-005-0000	11811 S ASHLAND AVE	14,161
25-20-321-006-0000	11813 S ASHLAND AVE	17,030
25-20-321-007-0000	11817 S ASHLAND AVE	21,714
25-20-321-008-0000	11819 S ASHLAND AVE	16,983
25-20-321-009-0000	11821 S ASHLAND AVE	13,870
25-20-321-010-0000	11825 S ASHLAND AVE	18,155
25-20-321-011-0000	11827 S ASHLAND AVE	13,655
25-20-321-014-0000	11835 S ASHLAND AVE	14,313
25-20-321-032-0000	11855 S ASHLAND AVE	3,673
25-20-321-033-0000	11855 S ASHLAND AVE	3,686
25-20-321-034-0000	1550 W 119TH ST	3,686
25-20-321-035-0000	1548 W 119TH ST	3,686
25-20-321-038-0000	1542 W 119TH ST	4,446
25-20-321-044-0000	1544 W 119TH ST	28,186
25-20-321-045-0000	1544 W 119TH ST	1,779
25-20-321-046-0000	11801 S ASHLAND AVE	4,058
25-20-321-048-0000	1538 W 119TH ST	19,354
25-20-321-049-0000	1534 W 119TH ST	14,847
25-20-321-050-0000	11829 S ASHLAND AVE	9,487
25-20-321-051-0000	11833 S ASHLAND AVE	14,420
25-20-321-052-0000	11805 S ASHLAND AVE	11,740
25-20-321-053-0000	11841 S ASHLAND AVE	10,671
25-20-322-029-0000	1524 W 119TH ST	43,846
25-20-322-030-0000	1522 W 119TH ST	4,446
25-20-322-034-0000	1512 W 119TH ST	12,782
25-20-322-039-0000	1508 W 119TH ST	23,945
25-20-322-041-0000	1504 W 119TH ST	130,499
25-20-322-042-0000	1518 W 119TH ST	36,315
25-20-322-043-0000	1514 W 119TH ST	16,727
25-20-323-029-0000	1458 W 119TH ST	15,343
25-20-323-030-0000	1454 W 119TH ST	10,298
25-20-323-031-0000	1452 W 119TH ST	12,393
25-20-323-032-0000	1450 W 119TH ST	10,270
25-20-323-033-0000	1446 W 119TH ST	12,789
25-20-323-034-0000	1442 W 119TH ST	17,848

Parcel Identification Number	Parcel Address	2001 EAV
25-20-323-035-0000	1440 W 119TH ST	13,819
25-20-323-036-0000	1438 W 119TH ST	12,953
25-20-323-037-0000	1436 W 119TH ST	9,671
25-20-323-038-0000	1434 W 119TH ST	8,735
25-20-324-039-0000	1424 W 119TH ST	29,771
25-20-324-041-0000	1420 W 119TH ST	25,077
25-20-324-042-0000	1420 W 119TH ST	388
25-20-324-044-0000	1408 W 119TH ST	29,893
25-20-324-045-0000	1404 W 119TH ST	32,864
25-20-324-046-0000	1400 W 119TH ST	26,698
25-20-324-047-0000	1416 W 119TH ST	13,149
25-20-324-048-0000	1414 W 119TH ST	28,050
25-20-500-001-0000	(RR)	exempt
25-29-100-002-0000	11901 S ASHLAND AVE	exempt
25-29-100-004-0000	11901 S ASHLAND AVE	exempt
25-29-101-021-0000	1249 W 119TH ST	exempt
25-29-102-001-0000	1555 W 120TH ST	19,424
25-29-102-002-0000	1555 W 120TH ST	3,234
25-29-102-003-0000	1551 W 120TH ST	11,459
25-29-102-004-0000	1551 W 120TH ST	11,459
25-29-102-005-0000	1547 W 120TH ST	12,433
25-29-102-006-0000	1545 W 120TH ST	12,433
25-29-102-007-0000	1543 W 120TH ST	14,510
25-29-102-051-0000	1539 W 120TH ST	22,014
25-29-102-052-0000	1535 W 120TH ST	21,894
25-29-103-001-0000	12005 S JUSTINE ST	24,292
25-29-103-005-0000	1515 W 120TH ST	7,342
25-29-103-006-0000	1513 W 120TH ST	3,234
25-29-103-007-0000	1509 W 120TH ST	4,446
25-29-103-008-0000	1507 W 120TH ST	4,446
25-29-103-009-0000	1503 W 120TH ST	25,382
25-29-103-027-0000	12014 S LAFLIN	9,728
25-29-103-028-0000	12018 S LAFLIN	3,737
25-29-103-029-0000	12020 S LAFLIN	4,453
25-29-103-030-0000	12022 S LAFLIN	4,390
25-29-103-055-0000	1517 W 127TH ST	25,633
25-29-104-001-0000	1457 W 120TH ST	4,998
25-29-104-002-0000	1445 W 120TH ST	14,524
25-29-104-003-0000	1451 W 120TH ST	4,446
25-29-104-004-0000	1449 W 120TH ST	4,091
25-29-104-005-0000	1447 W 120TH ST	25,775
25-29-104-006-0000	1443 W 120TH ST	4,446
25-29-104-007-0000	1441 W 120TH ST	13,021
25-29-104-008-0000	1439 W 120TH ST	11,242
25-29-104-009-0000	1437 W 120TH ST	12,318
25-29-104-010-0000	1435 W 120TH ST	14,434
25-29-104-018-0000	12033 S LAFLIN ST	9,698
25-29-104-019-0000	12035 S LAFLIN ST	4,453

Parcel Identification Number	Parcel Address	2001 EAV
25-29-104-023-0000	12049 S LAFLIN ST	10,183
25-29-104-024-0000	12047 S LAFLIN ST	10,183
25-29-104-025-0000	12051 S LAFLIN ST	16,360
25-29-104-029-0000	12014 S BISHOP ST	4,504
25-29-104-030-0000	12018 S BISHOP ST	16,750
25-29-104-031-0000	12020 S BISHOP ST	14,942
25-29-104-032-0000	12022 S BISHOP ST	4,453
25-29-104-033-0000	12024 S BISHOP	divided parcel, no bill
25-29-104-034-0000	12028 S BISHOP	divided parcel, no bill
25-29-104-035-0000	12030 S BISHOP	divided parcel, no bill
25-29-104-036-0000	12032 S BISHOP ST	9,659
25-29-104-037-0000	12034 S BISHOP ST	5,437
25-29-104-038-0000	12038 S BISHOP ST	4,453
25-29-104-039-0000	12040 S BISHOP ST	11,934
25-29-104-040-0000	12042 S BISHOP ST	11,934
25-29-104-041-0000	12044 S BISHOP ST	4,453
25-29-104-042-0000	12048 S BISHOP ST	4,453
25-29-104-043-0000	12050 S BISHOP ST	9,075
25-29-104-044-0000	12052 S BISHOP ST	4,453
25-29-104-045-0000	12054 S BISHOP ST	14,817
25-29-104-046-0000	12058 S BISHOP ST	7,098
25-29-104-047-0000	12001 S LAFLIN ST	20,275
25-29-104-048-0000	12021 S LAFLIN ST	24,021
25-29-104-049-0000	12025 S LAFLIN ST	22,134
25-29-104-050-0000	12029 S LAFLIN ST	23,645
25-29-104-051-0000	12053 S LAFLIN ST	21,848
25-29-104-052-0000	12057 S LAFLIN ST	20,497
25-29-104-053-0000	12043 S LAFLIN ST	23,083
25-29-104-054-0000	12039 S LAFLIN	4,355
25-29-104-055-0000	12030 S BISHOP	16,813
25-29-104-056-0000	12028 S BISHOP	7,128
25-29-105-004-0000	1417 W 120TH ST	4,446
25-29-105-005-0000	1415 W 120TH ST	4,446
25-29-105-006-0000	1413 W 120TH ST	4,446
25-29-105-007-0000	1409 W 120TH ST	4,446
25-29-105-008-0000	1407 W 120TH ST	3,781
25-29-105-009-0000	1405 W 120TH ST	3,234
25-29-105-010-0000	1401 W 120TH ST	5,936
25-29-105-011-0000	12015 S BISHOP ST	8,118
25-29-105-012-0000	12019 S BISHOP ST	18,427
25-29-105-013-0000	12019 S BISHOP ST	18,427
25-29-105-014-0000	12025 S BISHOP ST	19,151
25-29-105-015-0000	12027 S BISHOP ST	4,453
25-29-105-016-0000	12029 S BISHOP ST	12,806
25-29-105-017-0000	12031 S BISHOP ST	4,453
25-29-105-018-0000	12035 S BISHOP ST	10,925

Parcel Identification Number	Parcel Address	2001 EAV
25-29-105-019-0000	12035 S BISHOP ST	3,860
25-29-105-020-0000	12039 S BISHOP ST	3,883
25-29-105-021-0000	12041 S BISHOP ST	9,805
25-29-105-022-0000	12043 S BISHOP ST	22,943
25-29-105-023-0000	12047 S BISHOP ST	10,865
25-29-105-024-0000	12047 S BISHOP ST	10,865
25-29-105-025-0000	12051 S BISHOP ST	12,653
25-29-105-026-0000	12051 S BISHOP ST	12,653
25-29-105-029-0000	12014 S LOOMIS ST	6,169
25-29-105-030-0000	12018 S LOOMIS ST	12,113
25-29-105-031-0000	12020 S LOOMIS ST	3,407
25-29-105-032-0000	12022 S LOOMIS ST	4,453
25-29-105-033-0000	12026 S LOOMIS ST	6,682
25-29-105-034-0000	12030 S LOOMIS ST	9,867
25-29-105-035-0000	12032 S LOOMIS ST	6,740
25-29-105-036-0000	12034 S LOOMIS ST	5,490
25-29-105-037-0000	12038 S LOOMIS ST	3,238
25-29-105-038-0000	12040 S LOOMIS ST	3,238
25-29-105-039-0000	12042 S LOOMIS ST	484
25-29-105-040-0000	12044 S LOOMIS ST	13,889
25-29-105-041-0000	12050 S LOOMIS ST	4,453
25-29-105-042-0000	12052 S LOOMIS ST	4,453
25-29-105-043-0000	12054 S LOOMIS ST	exempt
25-29-105-044-0000	12058 S LOOMIS ST	exempt
25-29-105-047-0000	12057 S BISHOP ST	exempt
25-29-105-048-0000	1425 W 120TH ST	12,438
25-29-105-049-0000	1419 W 120TH ST	8,359
25-29-106-023-0000	12155 S ASHLAND AVE	11,618
25-29-106-024-0000	12159 S ASHLAND AVE	4,289
25-29-107-021-0000	12151 S JUSTINE ST	3,234
25-29-107-022-0000	12153 S JUSTINE ST	3,234
25-29-107-023-0000	12155 S JUSTINE ST	3,234
25-29-107-024-0000	12157 S JUSTINE ST	4,269
25-29-108-049-0000	12101 S LAFLIN ST	15,210
25-29-108-050-0000	12105 S LAFLIN ST	13,419
25-29-108-051-0000	12107 S LAFLIN ST	14,422
25-29-108-052-0000	12111 S LAFLIN ST	7,403
25-29-108-053-0000	12113 S LAFLIN ST	18,781
25-29-108-054-0000	12117 S LAFLIN ST	17,938
25-29-108-055-0000	12119 S LAFLIN ST	14,590
25-29-108-056-0000	12123 S LAFLIN ST	12,690
25-29-108-057-0000	12125 S LAFLIN ST	13,297
25-29-108-058-0000	12129 S LAFLIN ST	16,124
25-29-108-059-0000	12131 S LAFLIN ST	15,290
25-29-108-060-0000	12135 S LAFLIN ST	6,389
25-29-108-061-0000	12137 S LAFLIN ST	17,102
25-29-108-062-0000	12141 S LAFLIN ST	21,587
25-29-108-063-0000	12143 S LAFLIN ST	12,493

Parcel Identification Number	Parcel Address	2001 EAV
25-29-108-064-0000	12147 S LAFLIN ST	20,192
25-29-108-065-0000	12149 S LAFLIN ST	15,799
25-29-108-066-0000	12153 S LAFLIN ST	17,998
25-29-108-067-0000	12155 S LAFLIN ST	12,602
25-29-108-068-0000	12147 S LAFLIN ST	18,633
25-29-108-069-0000	12100 S BISHOP ST	16,787
25-29-108-070-0000	12104 S BISHOP ST	16,376
25-29-108-071-0000	12106 S BISHOP ST	16,577
25-29-108-072-0000	12110 S BISHOP ST	11,181
25-29-108-073-0000	12112 S BISHOP ST	10,622
25-29-108-074-0000	12114 S BISHOP ST	17,243
25-29-108-075-0000	12118 S BISHOP ST	18,506
25-29-108-076-0000	12122 S BISHOP ST	13,008
25-29-108-077-0000	12124 S BISHOP ST	16,023
25-29-108-078-0000	12128 S BISHOP ST	14,754
25-29-108-079-0000	12130 S BISHOP ST	11,523
25-29-108-080-0000	12134 S BISHOP ST	9,023
25-29-108-081-0000	12136 S BISHOP ST	not found
25-29-108-082-0000	12138 S BISHOP ST	14,108
25-29-108-083-0000	12140 S BISHOP ST	11,625
25-29-108-084-0000	12146 S BISHOP ST	11,625
25-29-108-085-0000	12148 S BISHOP ST	6,285
25-29-108-086-0000	12152 S BISHOP ST	18,157
25-29-108-087-0000	12154 S BISHOP ST	14,674
25-29-108-088-0000	12154 S BISHOP ST	3,719
25-29-109-001-0000	12101 S BISHOP ST	16,277
25-29-109-002-0000	12103 S BISHOP ST	16,277
25-29-109-003-0000	12105 S BISHOP ST	16,152
25-29-109-004-0000	12107 S BISHOP ST	13,416
25-29-109-005-0000	12111 S BISHOP ST	7,578
25-29-109-006-0000	12111 S BISHOP ST	10,212
25-29-109-007-0000	12113 S BISHOP ST	22,116
25-29-109-008-0000	12115 S BISHOP ST	13,777
25-29-109-009-0000	12121 S BISHOP ST	15,782
25-29-109-010-0000	12123 S BISHOP ST	15,585
25-29-109-011-0000	12125 S BISHOP ST	20,652
25-29-109-012-0000	12129 S BISHOP ST	17,616
25-29-109-013-0000	12131 S BISHOP ST	20,777
25-29-109-014-0000	12133 S BISHOP ST	20,185
25-29-109-020-0000	12100 S LOOMIS ST	3,185
25-29-109-021-0000	12102 S LOOMIS ST	3,185
25-29-109-022-0000	12106 S LOOMIS ST	6,017
25-29-109-023-0000	12108 S LOOMIS ST	6,017
25-29-109-024-0000	12110 S LOOMIS ST	6,343
25-29-109-025-0000	12112 S LOOMIS ST	6,343
25-29-109-026-0000	12114 S LOOMIS ST	6,343
25-29-109-027-0000	12118 S LOOMIS ST	6,948
25-29-109-028-0000	12120 S LOOMIS ST	6,343

Parcel Identification Number	Parcel Address	2001 EAV
25-29-109-029-0000	12122 S LOOMIS ST	6,343
25-29-109-030-0000	12124 S LOOMIS ST	6,343
25-29-109-031-0000	12100 S LOOMIS ST	18,374
25-29-109-039-0000	12143 S BISHOP ST	19,919
25-29-109-040-0000	12139 S BISHOP ST	21,890
25-29-109-041-0000	12135 S BISHOP ST	35
25-29-109-042-0000	12135 S BISHOP ST	19,467
25-29-109-043-0000	12153 S BISHOP ST	7,394
25-29-110-001-0000	12201 S ASHLAND AVE	5,740
25-29-110-002-0000	12203 S ASHLAND AVE	4,038
25-29-110-003-0000	12205 S ASHLAND AVE	4,038
25-29-110-004-0000	12209 S ASHLAND AVE	4,038
25-29-110-005-0000	12211 S ASHLAND AVE	4,038
25-29-110-006-0000	12213 S ASHLAND AVE	4,038
25-29-110-007-0000	12215 S ASHLAND AVE	8,197
25-29-110-008-0000	12219 S ASHLAND AVE	8,197
25-29-110-009-0000	12221 S ASHLAND AVE	6,869
25-29-110-010-0000	12223 S ASHLAND AVE	6,881
25-29-110-011-0000	12225 S ASHLAND AVE	7,043
25-29-110-012-0000	12229 S ASHLAND AVE	24,754
25-29-110-013-0000	12231 S ASHLAND AVE	25,177
25-29-110-014-0000	12233 S ASHLAND AVE	30,397
25-29-110-015-0000	12235 S ASHLAND AVE	30,757
25-29-110-016-0000	12239 S ASHLAND AVE	28,501
25-29-110-017-0000	12241 S ASHLAND AVE	25,114
25-29-110-018-0000	12243 S ASHLAND AVE	12,699
25-29-110-019-0000	12200 S JUSTINE ST	5,239
25-29-110-020-0000	12202 S JUSTINE ST	4,038
25-29-110-021-0000	12204 S JUSTINE ST	4,040
25-29-110-022-0000	12208 S JUSTINE ST	4,040
25-29-110-023-0000	12210 S JUSTINE ST	4,040
25-29-110-024-0000	12212 S JUSTINE ST	4,040
25-29-110-025-0000	12214 S JUSTINE ST	4,040
25-29-110-026-0000	12218 S JUSTINE ST	4,040
25-29-110-027-0000	12220 S JUSTINE ST	4,040
25-29-110-028-0000	12222 S JUSTINE ST	4,040
25-29-110-029-0000	12224 S JUSTINE ST	4,040
25-29-110-030-0000	12228 S JUSTINE ST	4,040
25-29-110-031-0000	12230 S JUSTINE ST	1,580
25-29-110-032-0000	12232 S JUSTINE ST	1,575
25-29-110-033-0000	12234 S JUSTINE ST	1,575
25-29-110-034-0000	12238 S JUSTINE ST	1,575
25-29-110-035-0000	12240 S JUSTINE ST	1,575
25-29-110-036-0000	12242 S JUSTINE ST	1,575
25-29-110-037-0000	1556 W 123RD ST	20,366
25-29-110-038-0000	1552 W 123RD ST	9,262
25-29-110-039-0000	1550 W 123RD ST	9,066
25-29-110-040-0000	1548 W 123RD ST	9,149

Parcel Identification Number	Parcel Address	2001 EAV
25-29-110-041-0000	1544 W 123RD ST	1,504
25-29-110-042-0000	1542 W 123RD ST	1,504
25-29-110-043-0000	1540 W 123RD ST	1,504
25-29-110-044-0000	1538 W 123RD ST	1,504
25-29-110-045-0000	1536 W 123RD ST	1,504
25-29-110-046-0000	1534 W 123RD ST	1,504
25-29-111-001-0000	12201 S JUSTINE ST	258,725
25-29-112-001-0000	12201 S LAFLIN ST	4,446
25-29-112-002-0000	12203 S LAFLIN ST	4,446
25-29-112-003-0000	12207 S LAFLIN ST	4,446
25-29-112-004-0000	12209 S LAFLIN ST	4,446
25-29-112-005-0000	12211 S LAFLIN ST	4,446
25-29-112-006-0000	12213 S LAFLIN ST	4,439
25-29-112-007-0000	12219 S LAFLIN ST	11,852
25-29-112-011-0000	1441 W 122ND ST	10,921
	Total	\$15,932,584

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2002, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Jackie Harder

Kim Feeney, Comptroller
Forest Preserve District of Cook County
69 West Washington Street, Room 2060
Chicago, Illinois 60602

Martin J. Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 North Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611
Attn: Joe Rose

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the 119th/I-57 Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

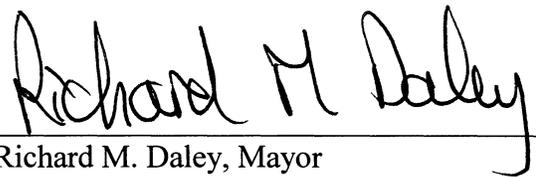
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2002, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2003.

A handwritten signature in black ink that reads "Richard M Daley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Richard M. Daley, Mayor
City of Chicago, Illinois

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



June 30, 2003

City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-6900
(312) 744-8538 (FAX)
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Jackie Harder

Kim Feeney, Comptroller
Forest Preserve District of Cook County
69 West Washington Street, Room 2060
Chicago, Illinois 60602

Martin J. Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent &
CEO
Chicago Park District
541 North Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District
of Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611
Attn: Joe Rose

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime

Re: 119th/I-57
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



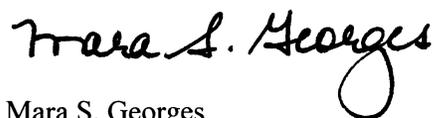
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2002, there was no financial activity in the Special Tax Allocation Fund.

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

TABLE 6

DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE REDEVELOPMENT PROJECT AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
1407 W. 111 ST ¹	N/A	N/A	N/A
11822 S. VINCENNES ¹	N/A	N/A	N/A
11830 S. VINCENNES ¹	N/A	N/A	N/A
12014 S. LOOMIS ¹	N/A	N/A	N/A
11818 S. VINCENNES ¹	N/A	N/A	N/A
1936 W. 115 ST ¹	N/A	N/A	N/A
1934 W. 115 ST ¹	N/A	N/A	N/A
11820 S. VINCENNES ¹	N/A	N/A	N/A
11820 S. VINCENNES ¹	N/A	N/A	N/A

¹ This property was acquired through the Tax Reactivation Program (“TRP”), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

119th/I-57 Redevelopment Project Area 2002 Annual Report

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/02, and of such investments expected to be undertaken in Year 2003; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/02, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

119th/I-57 Redevelopment Project Area 2002 Annual Report

(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2002, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2002, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2002, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2002, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board Reports were submitted to the City. See attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

TABLE 7(G)
PROJECT BY PROJECT REVIEW OF PUBLIC AND PRIVATE INVESTMENT
AND RATIO OF PRIVATE TO PUBLIC INVESTMENT *

Projects Estimated To Be Undertaken During 2003	Private Investment Undertaken	Public Investment Undertaken	Ratio Of Private/Public Investment
Project 1: JTA, Inc.	\$13,484,117	\$3,600,000	4:1

* Each actual or estimated Public Investment reported here is, to the extent possible, comprised only of payments financed by tax increment revenues. In contrast, each actual or estimated Private Investment reported here is, to the extent possible, comprised of payments financed by revenues that are not tax increment revenues and, therefore, may include private equity, private lender financing, private grants, or other local, state or federal grants or loans.

CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of hearings
before the City of Chicago, Joint Review
Board held on August 2, 2002, at 10:10 a.m.
City Hall, Room 1003A, Conference Room,
Chicago, Illinois, and presided over by
Mr. Mark Thomas.

PRESENT:

MR. MARK THOMAS, CHAIRMAN
MR. LUIS MARTINEZ
MS. KAY KOSMAL
MS. CYNTHIA EVANGELISTI
MS. SUSAN MAREK

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
By: Jack Artstein, C.S.R.

1 MR. THOMAS: For the record, my name
2 is Mark Thomas. I am a representative of the
3 Chicago Park District which, under Section
4 11-74.4-5 of the Tax Increment Allocation
5 Redevelopment Act, is one of the statutorily
6 designated members of the Joint Review
7 Board. Until election of a Chairperson, I
8 will moderate the Joint Review Board
9 meetings.

10 For the record, there will be
11 four meetings of the Joint Review Board. One
12 to review the proposed Madden/Wells Tax
13 Increment Financing District. One to review
14 the proposed Commercial Avenue Tax Increment
15 Financing District. One to review the
16 proposed 87th/Cottage Grove Tax Increment
17 Financing District. And one to review the
18 proposed 119th/I-57 Tax Increment Financing
19 District.

20 The first meeting will be for
21 Madden/Wells. The date of the Madden/Wells
22 meeting was announced at and set by the
23 Community Development Commission of the City
24 of Chicago at its meeting of July 9th, 2002.

1 Notice of the Madden/Wells
2 meeting of the Joint Review Board was also
3 provided by certified mail to each taxing
4 district represented on the board which
5 includes the Chicago Board of Education, the
6 Chicago Community Colleges, District 508,
7 the Chicago Park District, Cook County, and
8 the City of Chicago and the public member.
9 Public notice of this meeting was also posted
10 as of Wednesday, July 31st, 2002 in various
11 locations throughout City Hall.

12 When a proposed redevelopment
13 plan will result in displacement of
14 residents from ten or more inhabited
15 residential units or include 75 or more
16 inhabited residential units, the TIF Act
17 requires that the public member of the Joint
18 Review Board must reside in the proposed
19 redevelopment project area.

20 In addition, if a municipality's
21 Housing Impact Study determines that the
22 majority of residential units in the
23 proposed redevelopment project area are
24 occupied by very low, low or moderate income

1 households as defined in Section 3 of the
2 Illinois Affordable Housing Act, the public
3 member must be a person who resides in very
4 low, low or moderate income housing with the
5 proposed redevelopment project area.

6 With us is Eunice Grossman?

7 Okay, I'm sorry. And what's your name, sir?

8 MR. SQUARE: Leroy Square.

9 MR. THOMAS: Square as in not circle,
10 right?

11 MR. SQUARE: Right.

12 MR. THOMAS: And are you familiar
13 with the boundaries of the proposed
14 Madden/Wells Tax Increment Financing
15 redevelopment project area?

16 MR. SQUARE: Yes, I am.

17 MR. THOMAS: And what's the address
18 of your primary residence?

19 MR. SQUARE: 3817 South Vincennes.

20 MR. THOMAS: And is such address
21 within the boundaries of the proposed
22 Madden/Wells Tax Increment Financing
23 redevelopment project area?

24 MR. SQUARE: Yes.

1 MR. THOMAS: Have you provided
2 representatives of the City of Chicago's
3 Department of Planning and Development with
4 accurate information concerning your income
5 and the income of any other members of the
6 household residing at such address?

7 MR. SQUARE: Yes.

8 MR. THOMAS: And based on the
9 information provided to you by the
10 Department of Planning and Development
11 regarding applicable income level for very
12 low, low and moderate income household, do
13 you qualify as a member of a very low, low or
14 moderate income household?

15 MR. SQUARE: Yes.

16 MR. THOMAS: Mr. Square, are you
17 willing to serve as the public member for the
18 Joint Review Board for the Madden/Wells Tax
19 Increment Financing redevelopment project
20 area?

21 MR. SQUARE: Yes.

22 MR. THOMAS: I'll entertain a
23 motion -- sorry. Leroy Square will be
24 selected as the public member.

1 Is there a motion?

2 PARTICIPANT: So moved.

3 MR. THOMAS: Is there a second?

4 MS. KOSMAL: Second.

5 MR. THOMAS: All in favor, please
6 vote by saying aye.

7 (Chorus of ayes.)

8 MR. THOMAS: And all opposed, please
9 vote by saying no.

10 (No audible response.)

11 MR. THOMAS: Let the record reflect
12 that Leroy Square has been selected as the
13 public member for the Madden/Wells Tax
14 Increment Financing redevelopment project
15 area.

16 Next order of business is to
17 select a Chairperson for this Joint Review
18 Board.

19 Are there any nominations?

20 PARTICIPANT: I will nominate Mark
21 Thomas.

22 MR. THOMAS: Is there a second for
23 the nomination?

24 MS. KOSMAL: I'll second..

1 MR. THOMAS: Are there any other
2 nominations?

3 (No audible response.)

4 MR. THOMAS: Let the record reflect
5 that there were no other nominations.

6 All in favor of the nomination,
7 please vote by saying aye.

8 (Chorus of ayes.)

9 MR. THOMAS: All opposed, please vote
10 by saying no.

11 (No audible response.)

12 MR. THOMAS: Let the record reflect
13 that Mark Thomas has been elected as
14 Chairperson and will now serve as the
15 Chairperson for the remainder of the
16 meeting.

17 As I mentioned, at this meeting
18 we'll be reviewing a plan for the
19 Madden/Wells TIF District proposed by the
20 City of Chicago. Staff of the City's
21 Planning and Development Department along
22 with other departments have reviewed this
23 plan which was introduced to the City's
24 Community Development Commission on

1 July 9th, 2002.

2 We will listen to a presentation
3 by the consultant on the plan. Following the
4 presentation, you can address any questions
5 that the members might have for the
6 consultant or City staff.

7 The recent amendment to the TIF
8 Act requires us to base our recommendation to
9 approve or disapprove the Madden/Wells plan
10 and the designation of the Madden/Wells TIF
11 area on the basis of the area in the plan
12 satisfying the plan requirements, the
13 eligibility criteria defined in the TIF Act
14 and objectives of the TIF Act.

15 If the Board approves the plan
16 and the designation of the area, the Board
17 will then issue an advisory, nonbinding
18 recommendation by the vote of the majority of
19 those members present and voting. Such
20 recommendation shall be submitted to the
21 City within 30 days after the Board meeting.
22 Failure to submit such a recommendation
23 shall be deemed to constitute approval by the
24 Board.

1 If the Board disapproves the plan
2 and the designation of the area, the Board
3 must issue a written report describing why
4 the plan and area fail to meet one or more of
5 the objectives of the TIF Act and both the
6 plan requirements and the eligibility
7 criteria of the TIF Act. The City will then
8 have 30 days to resubmit a revised plan.

9 The Board and the City must also
10 confer during this time to try to resolve the
11 issues that led to the Board's disapproval.
12 If such issues cannot be resolved or if the
13 revised plan is disapproved, the City may
14 proceed with the plan; but the plan can be
15 approved only with a three-fifths vote of the
16 City Council, excluding positions of members
17 that are vacant and those members that are
18 ineligible to vote because of conflicts of
19 interest.

20 And now we'll have a presentation
21 by our consultant Trkla, Pettigrew, Allen
22 and Payne.

23 MR. PETTIGREW: Good morning. My
24 name is Jack Pettigrew. I am one of the

1 principals of Trkla, Pettigrew, Allen and
2 Payne. We're the consulting firm that worked
3 with the City in preparation of studies and
4 plans leading to the Madden/Wells proposed
5 redevelopment project area.

6 With me today are three of my
7 associates: Lisa Lyon, Ann Maroni and Krista
8 Kayle. They do the good work that I like to
9 take credit for. So I get to make the
10 presentation, but you should know that
11 they're here to answer questions as well.

12 Just in the way of overall
13 context, because we frequently make our
14 presentations focus just on the
15 redevelopment project area being considered,
16 I pulled together some basic information.
17 This is probably more important to me because
18 I am a life-long resident of the City and
19 I've experienced some of the disinvestment
20 that has taken place in many of our
21 neighborhoods. And I'm still around and I'm
22 now seeing some of the good investment that's
23 occurring.

24 Within this general area, we have

1 the, we have several TIFs: 41st and King
2 Drive, 43rd and Cottage Grove, the lakefront
3 and Drexel TIFs that have been through the
4 process, plus the proposed Madden/Wells.
5 This is an area, as most of you know, has
6 experienced major disinvestment and an out
7 migration of families for a period of over 40
8 years.

9 The TIF projects that I've
10 identified are going to result with the
11 completion of development being proposed in
12 a range of somewhere between 2100 and 2300
13 new dwelling units. So when we total up the
14 new residential development within all of
15 these sub areas that are, you know, actively
16 in process, it will be a major step toward
17 the re-establishment of neighborhood in this
18 area. And I'll give you the advance numbers
19 on Madden/Wells will be including two phases
20 of development, somewhere between 1100 and
21 1300 new dwelling units.

22 As represented by the graphics,
23 you're all familiar with the boundaries, but
24 essentially 37th Street on the north.

1 Oakwood and Pershing on the south. The west
2 right-of-way line of the Metra IC railroad on
3 the east and Vincennes on the west. This is
4 an area of approximately 97.6 acres. It
5 includes both improved property, property
6 with buildings and other improvements, as
7 well as vacant property. The overall area as
8 delineated here, the areas that are shown as
9 shaded are the vacant land areas.

10 So under the TIF statute, within
11 an improved area there must be a
12 demonstration that five or more of some 13
13 factors set forth in the statute are present
14 to a meaningful extent and reasonably
15 distributed throughout the area. And for
16 vacant land areas, in one of two criteria
17 must be demonstrated to be met for those
18 areas to qualify. But a redevelopment
19 project area can include both improved and
20 vacant areas as well as conservation areas,
21 if that be appropriate.

22 So within the improved area, of
23 the 13 factor, we conducted the typical
24 series of studies and analyses. We looked at

1 every building from the exterior. Looked at
2 its condition. Looked at condition of site
3 improvements. We researched assessed value
4 history. We reviewed previously prepared
5 plans and studies. Within that improved
6 area, nine factors are present. The minimum
7 requirement is that five factors be present.
8 Five nonfactors are documented as present to
9 a meaningful extent and reasonably
10 distributed throughout the area.

11 And within the vacant areas, the
12 key criteria is that two or more of the
13 following factors be present. That includes
14 obsolete platting, diversity of ownership,
15 tax delinquencies, deterioration of --
16 deteriorated conditions in neighboring
17 areas, the need for environmental cleanup
18 and declining or lagging assessed value. All
19 of these areas more than meet that minimum
20 threshold of two or more criteria being
21 present.

22 So the five vacant areas qualify
23 as blighted areas as defined by the statute.
24 The improved area qualifies as a blighted

1 area as defined by the statute.

2 Anyone have any questions on --
3 there are other indications of, in addition
4 to basic eligibility, that represent some of
5 the disinvestment. 81 percent of the
6 buildings are deteriorating. 57 vacant
7 parcels exist. 16 percent of the properties
8 are tax delinquent in 1999.

9 Over the three-year period 1999
10 to 2002, the building, the City's Building
11 Department issued 74 building code
12 violations to 74 different properties.
13 One-half of the buildings, over one-half of
14 the properties, of buildings in the project
15 area were vacant. That's 65.6 percent.

16 In both the vacant and improved
17 areas, the growth rate of the equalized
18 assessed value has lagged behind the
19 remainder of the City in three of the last
20 five calendar years. So there's a lack of
21 private investment on a scale of, to cause a
22 difference within this area.

23 As I indicated, the plan calls
24 for residential redevelopment with areas for

1 park and open space and also institutional
2 uses. Institutional uses being schools and
3 churches, other uses that would be
4 appropriate to serve a residential
5 neighborhood area.

6 The most recent estimates are
7 that this area, in two phases, would
8 accommodate 1,084 new dwelling units. But
9 the development program for the area is not
10 yet finalized. The first phase is much
11 closer to being specific. The second phase
12 could add still additional dwelling units.

13 Assuming that this development
14 all takes place in a reasonably consistent
15 time schedule, this area will generate an
16 estimate of between 35 million and \$48
17 million in incremental revenue. Now today,
18 because there is so much public ownership tax
19 exempt property, the base is very low. So
20 all of that new development or substantially
21 all of that new development represents
22 incremental growth. So the new real estate
23 tax revenue, that would not otherwise be
24 available.

1 And the overall development
2 program, through the 23-year life of the TIF,
3 could generate as much as 48 million; but
4 conservatively, \$35 million in incremental
5 revenue. That would be available to support
6 activities and improvement within just the
7 Madden/Wells area.

8 The estimated budget in the
9 redevelopment plan is set at the lower end of
10 the estimated range of incremental revenue.
11 That's \$35 million. That includes, and these
12 are budgetary allowances for line items,
13 recognizing that actual numbers may shift
14 from line item to line item.

15 Analysis, administration studies
16 and surveys, one million. Property
17 assembly, that's land acquisition including
18 site preparation, demolition and
19 environmental remediation -- and there are
20 problems of environmental pollution that
21 will have to be addressed as part of the
22 overall program. That's \$18 million.

23 Rehabilitation of existing
24 buildings as well as provision for

1 affordable housing construction, that's five
2 million. Public works and improvements,
3 five million. Relocation costs, 1.5
4 million. Job training and retraining, 1.25
5 million. Day care services, 1.25 million.
6 And provision for intrasubsidy to private
7 developers of \$2 million.

8 The base EAV which is for the
9 year 2000, for this area as a whole, which is
10 the total of all of the properties that are
11 assessed and then equalized is \$1,630,063.
12 We estimate that with the full development
13 program and all of those assessment
14 procedures being consistent with the way
15 they have been practiced over recent years,
16 that the equalized assessed value will range
17 between 36.8 and \$40 million by the year
18 2025.

19 So the incremental revenue, on a
20 per year basis, we're estimating that that
21 would range from approximately \$183,000 in
22 year three of the implementation. Year three
23 of the 23-year program. And it would grow to
24 approximately \$2.8 million by the year 23.

1 This is an area where there are a
2 significant number of occupied housing
3 units. So a housing impact study was
4 prepared. But any displacement, at least as
5 of this plan, is the displacement that will
6 take place as a result of the C.H.A.
7 redeveloping and stimulating the
8 redevelopment of their properties. So there
9 are 310 inhabited residential units.

10 There are other units along the
11 eastern edge which would be Lake Park Avenue
12 and Ellis that are in private ownership.
13 It's possible that some of those units, as
14 part of an implementation program, might
15 also cause some displacement. There are no
16 specific proposals at this time for any of
17 that type activity.

18 That's the overall presentation
19 on Madden/Wells. If any of you have any
20 questions, we can refer them to all those
21 that have the answers.

22 MS. MAREK: Can you talk a little bit
23 about what the proposed housing is going to
24 be? Is it going to be single-family homes

1 or --

2 MR. PETTIGREW: Yeah, good question.
3 I think I have the summary that -- the most
4 recent, it would be for sale units, 346.
5 That would include --

6 MS. MAREK: Single-family homes or --

7 MR. PETTIGREW: For sale. Could be
8 single-family or condominium. 122
9 affordable units. 204 market rate units.
10 And there are 20 public housing units in the
11 for sale category.

12 And rental, 357, well, a total of
13 736 rental units. 357 public housing. 214
14 affordable. 167 market rate. Did I do that
15 correctly?

16 MS. WAYLAND: Yes, for Phase I and
17 Phase II. But for that -- I'm sorry, I'm
18 Anne Wayland, the Project Manager for the
19 Madden/Wells project.

20 But Phase I, I believe your
21 question was --. Only for Phase I has that
22 been kind of determined and these townhomes
23 fit in the two blocks.

24 MR. THOMAS: In terms of current use,

1 parks and open spaces, the land use plan,
2 that's current, right?

3 MR. PETTIGREW: Yes. That's where
4 the major improvements have taken place
5 along Pershing as an access route to Lake
6 Shore Drive.

7 MR. THOMAS: Is that Oakland Park?

8 MS. WAYLAND: Mandering Park --

9 MS. KOSMAL: What's going on with the
10 C.H.A. houses that are there? Ida B. Wells
11 and there's another one, right?

12 MS. WAYLAND: Right. There's Daro,
13 former Daro which is now down. And Madden
14 which is -- and Wells which has the five
15 phases of the entire master plan gets
16 underway so the residents can be relocated.
17 And then part of the C.H.A. relocation plan,
18 they have rights to not be into the
19 redevelopment.

20 MR. THOMAS: Are there further
21 questions from the Joint Review Board? If
22 there's no further questions, I'll entertain
23 a motion that this Joint Review Board finds
24 that the proposed redevelopment plan,

1 Madden/Wells Tax Increment Financing
2 redevelopment project area, satisfies the
3 redevelopment plan requirements under the
4 TIF Act, the eligibility criteria defined in
5 Section 11-74.4-3 of the TIF Act, any
6 objectives of the TIF Act, and that based on
7 such findings, approve such proposed plan
8 and the designation of such area as a
9 redevelopment project area under the TIF
10 Act.

11 Is there a motion?

12 MR. MARTINEZ: Motion that we accept
13 the plan.

14 MR. THOMAS: Is there a second to the
15 motion?

16 MS. KOSMAL: Second.

17 MR. THOMAS: Is there any further
18 discussion? If not, all in favor please vote
19 by saying aye.

20 (Chorus of ayes.)

21 MR. THOMAS: All opposed, please vote
22 by saying no.

23 (No audible response.)

24 MR. THOMAS: Let the record reflect

1 the Joint Review Board's approval of the
2 proposed Madden/Wells redevelopment plan,
3 the designation of the Madden/Wells Tax
4 Increment Financing redevelopment project
5 area as a redevelopment project area under
6 the TIF Act.

7 Is there a motion to adjourn the
8 Madden/Wells Joint Review Board meeting?

9 MR. MARTINEZ: Make a motion.

10 MR. THOMAS: Is there a second?

11 PARTICIPANTS: Second.

12 MR. THOMAS: All in favor please vote
13 by saying aye.

14 (Chorus of ayes.)

15 MR. THOMAS: Any opposed, please vote
16 by saying no.

17 (No audible response.)

18 MR. THOMAS: Let the record reflect
19 that this Joint Review Board meeting for the
20 Madden/Wells TIF Act is adjourned.

21 We'll now begin the Commercial
22 Avenue Joint Review Board meeting. For the
23 record, my name is Mark Thomas. Maybe I'll
24 just wait.

1 For the record, my name is Mark
2 Thomas. I'm a representative of the Chicago
3 Park District which, under Section 11-74.4-5
4 of the Tax Increment Allocation
5 Redevelopment Act, is one of the statutorily
6 designated members of the Joint Review
7 Board. Until election of a Chairperson, I'll
8 moderate this Joint Review Board meeting.

9 This will be a meeting to review
10 the proposed Commercial Avenue Tax Increment
11 Financing district. The date of this meeting
12 was announced at and set by the Community
13 Development Commission of the City of
14 Chicago at its meeting of July 9th, 2002.

15 Notice of this meeting of the
16 Joint Review Board was also provided by
17 certified mail to each taxing district
18 represented on the board which includes the
19 Chicago Board of Education, the Chicago
20 Community Colleges, District 508, the
21 Chicago Park District, Cook County, and the
22 City of Chicago and the public member.
23 Public notice of this meeting was also posted
24 as of Wednesday, July 31st, 2002 in various

1 locations throughout City Hall.

2 When a proposed redevelopment
3 plan will result in the displacement of
4 residents from ten or more inhabited
5 residential units or would include 75 or more
6 inhabited residential units, the TIF Act
7 requires that the public member of the Joint
8 Review Board must reside in the proposed
9 redevelopment project area.

10 In addition, if a municipality's
11 Housing Impact Study determines that the
12 majority of residential units in the
13 proposed redevelopment project area are
14 occupied by very low, low or moderate income
15 households as defined in Section 3 of the
16 Illinois Affordable Housing Act, the public
17 member must be a person who resides in very
18 low, low or moderate income housing within
19 the proposed redevelopment project area.

20 Also with us today is Naomi
21 Perez. Are you familiar with the boundaries
22 of the proposed Commercial Avenue Tax
23 Increment Financing redevelopment project
24 area?

1 MS. PEREZ: Yes, I am.

2 MR. THOMAS: And what is the address
3 of your primary residence?

4 MS. PEREZ: 9238 South Eastern.

5 MR. THOMAS: And is such address
6 within the boundaries of the proposed
7 Commercial Avenue TIF Increment Financing
8 redevelopment project?

9 MS. PEREZ: Yes, it is.

10 MR. THOMAS: Have you provided
11 representatives of the City of Chicago's
12 Department of Planning and Development with
13 accurate information concerning your income
14 and the income of any other members of the
15 household residing at such address?

16 MS. PEREZ: Yes, I have.

17 MR. THOMAS: And based on the
18 information provided to you by the
19 Department of Planning and Development
20 regarding applicable income level for very
21 low, low and moderate income household, do
22 you qualify as a member of a very low, low or
23 moderate income household?

24 MS. PEREZ: Yes, I do.

1 MR. THOMAS: Miss Perez, are you
2 willing to serve as the public member for the
3 Joint Review Board for the Commercial Avenue
4 Tax Increment Financing redevelopment
5 project area?

6 MS. PEREZ: Yes.

7 MR. THOMAS: Thank you. I'll
8 entertain a motion that Naomi Perez be
9 selected as the public member.

10 Is there a motion?

11 PARTICIPANT: So moved.

12 MR. THOMAS: Is there a second?

13 PARTICIPANT: Second.

14 MR. THOMAS: All in favor, please
15 vote by saying aye.

16 (Chorus of ayes.)

17 MR. THOMAS: All opposed, no.

18 (No audible response.)

19 MR. THOMAS: Let the record reflect
20 that Naomi Perez has been selected as the
21 public member for the Commercial Avenue Tax
22 Increment Finance redevelopment project
23 area.

24 Next order of business is to

1 select a Chairperson for this Joint Review
2 Board. Are there any nominations?

3 PARTICIPANT: I'll nominate Mark
4 Thomas.

5 MR. THOMAS: Is there a second for
6 the nomination?

7 MS. KOSMAL: Second.

8 MR. THOMAS: Are there any other
9 nominations? Let the record reflect there
10 were no other nominations.

11 All in favor of the nomination,
12 please vote by saying aye.

13 (Chorus of ayes.)

14 MR. THOMAS: All opposed, please vote
15 by saying no.

16 (No audible response.)

17 MR. THOMAS: Let the record reflect
18 that Mark Thomas has been elected as
19 Chairperson and will now serve as the
20 Chairperson for the remainder of the
21 meeting.

22 As I mentioned, at this meeting
23 we'll be reviewing a plan for the Commercial
24 Avenue TIF district proposed by the City of

1 Chicago. Staff of the City's Department of
2 Planning and Development along with other
3 departments have reviewed this plan which
4 was introduced to the City's Community
5 Development Commission on July 9th, 2002.

6 We will listen to a presentation
7 by the consultant on the plan. Following the
8 presentation, you can address any questions
9 that the members might have for the
10 consultant or City staff.

11 The recent amendment to the TIF
12 Act requires us to base our recommendation to
13 approve or disapprove the Commercial Avenue
14 plan and the designation of the Commercial
15 Avenue TIF area on the basis of the area in
16 the plan satisfying the plan requirements,
17 the eligibility criteria defined in the TIF
18 Act and objectives of the TIF Act.

19 If the Board approves the plan
20 and the designation of the area, the Board
21 will then issue an advisory, nonbinding
22 recommendation by the vote of the majority of
23 those members present and voting. Such
24 recommendation shall be submitted to the

1 City within 30 days after the Board meeting.
2 Failure to submit such a recommendation
3 shall be deemed to constitute approval by the
4 Board.

5 If the Board disapproves the plan
6 and the designation of the area, the Board
7 must issue a written report describing why
8 the plan and area fail to meet one or more of
9 the objectives of the TIF Act and both the
10 plan requirements and the eligibility
11 criteria of the TIF Act. The City will then
12 have 30 days to resubmit a revised plan.

13 The Board and the City must also
14 confer during this time to try to resolve the
15 issues that led to the Board's disapproval.
16 If such issues cannot be resolved or if the
17 revised plan is disapproved, the City may
18 proceed with the plan; but the plan can be
19 approved only with a three-fifths vote of the
20 City Council, excluding positions of members
21 that are vacant and those members that are
22 ineligible to vote because of conflicts of
23 interest.

24 And now Trkla, Pettigrew, Allen

1 and Payne will give its presentation on the
2 Commercial Avenue TIF.

3 MS. LYON: Good morning. My name is
4 Lisa Lyon. I'm a Senior Associate with
5 Trkla, Pettigrew, Allen and Payne and
6 company.

7 The Commercial Avenue TIF
8 process, really the motivation for looking
9 at this area, you know, probably began 10,
10 12, 15 years prior to the actual TIF process
11 that we're going through today. It relates
12 to the role of the Commercial Avenue area as
13 a primary business district serving the
14 southeast side of Chicago.

15 And the things that happened to
16 these corridors, Commercial Avenue, 83rd,
17 87th, 95th, South Chicago, 95th and the
18 southern half of Commercial Avenue really
19 relate to what is going on as a whole in
20 these communities which are South Dearing,
21 South Chicago and Calumet Heights community
22 areas of the city. Which is a strong
23 relationship to what was going on with the
24 steel mills and the strong employment base of

1 this area for worker housing services and
2 commercial retail services for those workers
3 that -- working in the plants and other
4 manufacturing businesses in this area.

5 As those businesses and steel
6 mills left, the role of the residential areas
7 as well as the commercial areas slowly
8 changed. And that -- which brings us to
9 really present day in terms of its land use
10 and function within those community areas.

11 I will start with the, sort of
12 the existing uses and present day conditions
13 of the project area. Just for official
14 purposes, it's 83rd Street from Essex to
15 essentially Escanaba. Commercial Avenue
16 from 84th to 104th. South Chicago from
17 Oglesby to, I believe, the rail
18 right-of-way. 95th from Jeffrey, again, to
19 the rail rights of way there. And then a few
20 clusters of blocks, again, sort of the palm
21 of this four finger tip is 92nd and
22 Commercial which is really the business
23 heart and section of the Commercial Avenue
24 business district. And then some areas east

1 of Commercial Avenue where there's vacant
2 land and a few blocks west of Commercial
3 Avenue which is contiguous with some
4 industrial areas.

5 As you can see by the variety of
6 colors, really a dense mixed use area, mix of
7 uses of business, commercial, retail,
8 community uses, institutional uses, parks,
9 school, housing, mixed use housing, the
10 whole variety that you see in most
11 neighborhoods in the City of Chicago.

12 The project area is large as you
13 can see. It contains just shy of 400 acres.
14 579 buildings and 108 full or partial tax
15 blocks. And that's primarily due to its
16 shape because you pick up the frontage along
17 those corridors and you're picking up
18 portions of many tax blocks as you do that.

19 The findings, in reviewing, doing
20 the exterior surveys and the analysis of tax
21 data and doing all the field work, the
22 finding is that the project really does
23 qualify as a conservation area. First and
24 foremost, the threshold criterion for that

1 is that 93 percent of the buildings are 35
2 years of age or older. And nine of the
3 thirteen factors set forth in the Act are
4 present and reasonably distributed
5 throughout the area. Three are required for
6 qualification as a conservation area.

7 The types of factors that we
8 found in the area are obsolescence of
9 building types and uses, deterioration,
10 types of -- the land use and layout of many
11 parcels and properties officially is called
12 deleterious land use or layout. But if the
13 way the buildings are situated relative to
14 their lots and the way businesses do conduct
15 business today. Are those working? Are
16 those relationships working? And that's
17 really the kind of commissions that you find
18 for that type of deleterious land use or
19 layout.

20 If they're not working, they're
21 inhibiting investment. They're inhibiting
22 property owners from getting tenants, from
23 doing new contemporary things with their
24 properties.

1 In addition to those kind of
2 physical features of the area, there are 99
3 vacant parcels or sites in the project area,
4 which accounts for about 24 percent of the
5 net project area acreage. And you can see a
6 lot of that which is along the right-of-way
7 of 95th, along South Chicago, some of this
8 east of Commercial Avenue, and then just
9 sprinkled throughout.

10 It's hard to see probably from
11 where you're sitting, but these little white
12 things that look like kind of missing teeth
13 in the land use, those represent vacant
14 parcels. Of the 579 buildings in the project
15 area, 69 percent are classified as
16 deteriorating. The growth rate in the
17 project area's equalized assessed valuation
18 is lagged behind that of the City of Chicago
19 for four of the last five years and in two of
20 those years, there's been a decline.

21 Thinking about the future, the
22 land use plan, the land use plan really
23 reinforces the existing development patterns
24 of this area. We have four land use plan

1 categories. Mixed use, which is represented
2 by the red. And you can see that that's the
3 primary land use type for Commercial Avenue,
4 83rd, the southern frontage of 95th. The
5 industrial/commercial category which is
6 represented in purple is the northern
7 frontage of 95th and primarily the southern
8 frontage of Chicago Avenue. Again, that
9 mimics, in part, some of the vacant
10 right-of-way areas.

11 Residential, Baltimore and these
12 yellow blocks sprinkled here and then
13 clustered really south of 98th Street along
14 the adjoining blocks and neighborhoods of
15 Commercial Avenue. Again, that's not a --
16 that's a point I did not make earlier.

17 The development pattern
18 surrounding this TIF is really stable,
19 well-maintained neighborhood areas.
20 Redevelopment improvements and activities,
21 there's a \$39 million budget for this TIF
22 which is based on estimates of new
23 development that could happen within this
24 project area based on a range of

1 redevelopment activities that could take
2 place over the next 23 years.

3 And the types of redevelopment
4 activities, again, are analysis
5 administration, 1.5 million; property
6 assembly, 5 million; rehabilitation
7 activities, again, there's a lot of existing
8 buildings, 9 million; public works and
9 improvements, 15 million; relocation, 1.5;
10 job training, retraining, 3 million; day
11 care services, 2 million; and intrasubsidies
12 for potential developers is 2 million.

13 Sources of funds for that budget,
14 if we look over the 23-year life span of this
15 TIF and look at primarily the vacant areas or
16 clusters along the TIF where there are
17 perhaps clusters of deteriorating buildings
18 or vacant parcels, you look at those as
19 potential development sites. The total EAV
20 for this TIF in 2000 is 41.9 million. And
21 the anticipated EAV, based on those types of
22 redevelopment projects in the vacant areas
23 and infill development, is anticipated to be
24 97.5 million by 2025.

1 Over the next ten years, the
2 types of development, the amounts of
3 development that could occur is commercial,
4 industrial and residential for sale units.
5 Again, the intent is that those types of uses
6 happen in -- as the land use plan designates.
7 And, again, looking primarily at these
8 vacant infill sites.

9 The housing impact, there's quite
10 a bit of varied types of housing in this TIF
11 district. There's approximately 830
12 inhabited residential units, including
13 single-family homes, multi-family buildings
14 and mixed use buildings. It is a very dense
15 area of mixed use housing, especially along
16 Commercial Avenue. Single-family homes,
17 Baltimore, and then, again, mixed use and
18 multi-family types of housing sprinkled
19 throughout the area.

20 Due to the redevelopment over the
21 next 23 years, some housing could be
22 displaced as a result of the redevelopment
23 plan. But the focus of the redevelopment
24 activities again is on infill development in

1 vacant or under utilized deteriorating
2 properties.

3 The acquisition, there is an
4 acquisition plan with this TIF which is shown
5 here. Again, in the green, for those of you
6 who are sitting a little further back,
7 represents vacant parcels. And the blue are
8 vacant buildings.

9 The acquisition plan for this TIF
10 only identifies vacant build -- parcels with
11 vacant buildings or parcels that are vacant
12 land. There's also an underlying
13 acquisition plan in place for this. Not for
14 this TIF, but through in 1997, 92nd and
15 Commercial redevelopment plan. And that's
16 really situated in this area emanating from
17 92nd and Commercial.

18 So that addresses really some of
19 the acquisition authority and relates to the
20 budget item for acquisition. So that's the
21 sweeping outline of the TIF for eligibility
22 factors for Commercial Avenue.

23 I'd be happy to answer any
24 questions.

1 MR. THOMAS: This is Vessimer Park
2 right here?

3 MS. LYON: Yes. And Pine Park is
4 right here.

5 MR. THOMAS: I'm assuming that just
6 east is residential? All that little finger
7 that juts down?

8 MS. LYON: Here?

9 MR. THOMAS: That's all residential
10 there?

11 MS. LYON: Yeah.

12 MR. THOMAS: Is there any
13 anticipation of park redevelopment or field
14 house -- oh, there's a field house at that
15 park actually. Is there any anticipation
16 that of the 15 million public works dollars,
17 some would go toward park redevelopment at
18 all? Or is it not that detailed yet?

19 MS. LYON: I don't think it's that
20 detailed. But there is some anticipation
21 that there could, you know, potentially be
22 other spots. You know, if you look at what
23 I'm pointing at is this little red dot which
24 is Pine Park. Finding other opportunities

1 like that --

2 MR. THOMAS: A little play lot,
3 right?

4 MS. LYON: Yeah. To create maybe the
5 feel of kind of a plaza or open space along
6 -- yeah, and these are basically corridors.
7 So you don't have the depth of what would be
8 like a Vessimer Park style. But that's
9 intended.

10 MS. MAREK: Do you know what other
11 TIF districts this is adjacent to?

12 MS. LYON: Uh-huh. The 95th and
13 Stony TIF district. It is adjacent here.
14 The South Chicago TIF is adjacent along here.
15 And then the Lake Calumet is adjacent here
16 and then again over here.

17 MR. THOMAS: Thank you. Any further
18 questions from the Board? Thank you. If
19 there are no further questions, I will
20 entertain a motion that this Joint Review
21 Board finds that the proposed redevelopment
22 plan Commercial Avenue Tax Increment
23 Financing redevelopment project area
24 satisfies the redevelopment plan

1 requirements under the TIF Act, the
2 eligibility criteria defined in Section
3 11-74.4-3 of the TIF Act, any objectives of
4 the TIF Act and based on such findings,
5 approve such proposed plan and the
6 designation of such area as a redevelopment
7 project area under the TIF Act.

8 Is there a motion?

9 PARTICIPANT: So moved.

10 MR. THOMAS: Is there a second for
11 the motion?

12 MR. MARTINEZ: Second.

13 MR. THOMAS: Is there any further
14 discussion? If not, all in favor, please
15 vote by saying aye.

16 (Chorus of ayes.)

17 MR. THOMAS: All opposed, please vote
18 by saying no.

19 (No audible response.)

20 MR. THOMAS: Let the record reflect
21 that the Joint Review Board's approval of the
22 proposed Commercial Avenue redevelopment
23 plan and designation of the Commercial
24 Avenue Tax Increment Financing redevelopment

1 project area as a redevelopment project area
2 under the TIF Act.

3 I will now entertain a motion to
4 adjourn this meeting of the Joint Review
5 Board. Is there a motion?

6 PARTICIPANT: So moved.

7 MR. THOMAS: Any second?

8 MR. MARTINEZ: Second.

9 MR. THOMAS: Let the record reflect
10 that this meeting of the Joint Review Board
11 is adjourned.

12 Let's take a break and jump right
13 into the next one.

14 (Off the record at 10:50 a.m.)

15 (On the record at 11:10 a.m.)

16 MR. THOMAS: For the record, my name
17 is Mark Thomas. I'm a representative of the
18 Chicago Park District which, under Section
19 11-74.4-5 of the Tax Increment Allocation
20 Redevelopment Act, is one of the statutorily
21 designated members of the Joint Review
22 Board. Until election of a Chairperson, I'll
23 moderate this Joint Review Board meeting.

24 This will be a meeting to review

1 the proposed 119th/I-57 Tax Increment
2 Financing District. The date of this meeting
3 was announced at and set by the Community
4 Development Commission of the City of
5 Chicago at its meeting of July 9th, 2002.

6 Notice of this meeting of the
7 Joint Review Board was also provided by
8 certified mail to each taxing district
9 represented on the board which includes the
10 Chicago Board of Education, the Chicago
11 Community Colleges, District 508, the
12 Chicago Park District, Cook County, and the
13 City of Chicago and the public member.
14 Public notice of this meeting was also posted
15 as of Wednesday, July 31st, 2002 in various
16 locations throughout City Hall.

17 When a proposed redevelopment
18 plan will result in the displacement of
19 residents from ten or more inhabited
20 residential units or would include 75 or more
21 inhabited residential units, the TIF Act
22 requires that the public member of the Joint
23 Review Board must reside in the proposed
24 redevelopment project area.

1 In addition, if a municipality's
2 Housing Impact Study determines that the
3 majority of residential units in the
4 proposed redevelopment project area are
5 occupied by very low, low or moderate income
6 households as defined in Section 3 of the
7 Illinois Affordable Housing Act, the public
8 member must be a person who resides in very
9 low, low or moderate income housing within
10 the proposed redevelopment project area.
11 Also with us today is Miss Aleta M. Cohen.

12 How are you?

13 MS. COHEN: Fine.

14 MR. THOMAS: Miss Cohen, are you
15 familiar with the boundaries of the proposed
16 119th/I-57 Tax Increment Financing
17 redevelopment project area?

18 MS. COHEN: Yes, I am.

19 MR. THOMAS: What is the address of
20 your primary residence?

21 MS. COHEN: 1404 West 119th Street.

22 MR. THOMAS: And is such address
23 within the boundaries of the proposed
24 119th/I-57 Tax Increment financing

1 redevelopment project area?

2 MS. COHEN: Yes, it is.

3 MR. THOMAS: Have you provided
4 representatives of the City of Chicago's
5 Department of Planning and Development with
6 accurate information concerning your income
7 and the income of any other members of the
8 household residing at such address?

9 MS. COHEN: Yes, I have.

10 MR. THOMAS: And based on the
11 information provided to you by the
12 Department of Planning and Development
13 regarding applicable income level for very
14 low, low or moderate income household, do you
15 qualify as a member of a very low, low or
16 moderate income household?

17 MS. COHEN: Most definitely.

18 MR. THOMAS: Miss Cohen, are you
19 willing to serve as the public member for the
20 Joint Review Board for the 119th/I-57 Tax
21 Increment Financing redevelopment project
22 area?

23 MS. COHEN: Yes, I will.

24 MR. THOMAS: Thank you. I will

1 entertain a motion that Aleta M. Cohen be
2 selected as the public member. Is there a
3 motion?

4 PARTICIPANT: So moved.

5 MR. THOMAS: Is there a second?

6 PARTICIPANT: Second.

7 MR. THOMAS: All in favor, please
8 vote by saying aye.

9 (Chorus of ayes.)

10 MR. THOMAS: All opposed, no.

11 (No audible response.)

12 MR. THOMAS: Let the record reflect
13 that Aleta M. Cohen has been selected as the
14 public member for the 119th/I-57 Tax
15 Increment Financing redevelopment project
16 area.

17 Our next order of business is to
18 select a Chairperson for this Joint Review
19 Board. Are there any nominations?

20 PARTICIPANT: I will nominate Mark
21 Thomas.

22 MR. THOMAS: Is there a second for
23 the nominations?

24 PARTICIPANT: Second.

1 MR. THOMAS: Are there any other
2 nominations? Let the record reflect there
3 are no other nominations. All in favor of
4 the nomination, please vote by saying aye.

5 (Chorus of ayes.)

6 MR. THOMAS: All opposed, please vote
7 by saying no.

8 (No audible response.)

9 MR. THOMAS: Let the record reflect
10 that Mark Thomas has been elected as
11 Chairperson. I will now serve as the
12 Chairperson for the remainder of the
13 meeting.

14 As I mentioned, at this meeting
15 we'll be reviewing a plan for the 119th/I-57
16 TIF District proposed by the City of Chicago.
17 Staff of the City's Department of Planning
18 and Development along with other departments
19 have reviewed this plan which was introduced
20 to the City's Community Development
21 Commission on July 9th, 2002.

22 We will listen to a presentation
23 by the consultant on the plan. Following the
24 presentation, you can address any questions

1 that the members might have for the
2 consultant or City staff.

3 Recent amendment to the TIF Act
4 requires us to base our recommendation to
5 approve or disapprove the 119th/I-57 plan
6 and the designation of the 119th/I-57 TIF
7 area on the basis of the area and the plan
8 satisfying the plan requirements, the
9 eligibility criteria defined in the TIF Act
10 and objectives of the TIF Act.

11 If the Board approves the plan
12 and the designation of the area, the Board
13 will then issue an advisory non-binding
14 recommendation by the vote of the majority of
15 those members present and voting. Such
16 recommendation shall be submitted to the
17 City within 30 days after the Board meeting.
18 Failure to submit such a recommendation
19 shall be deemed to constitute approval by the
20 Board.

21 If the Board disapproves the plan
22 and the designation of the area, the Board
23 must issue a written report describing why
24 the plan and area fail to meet one or more of

1 the objectives of the TIF Act and both the
2 plan requirements and the eligibility
3 criteria of the TIF Act. The City will then
4 have 30 days to resubmit a revised plan.

5 The Board and the City must also
6 confer during this time to try to resolve the
7 issues that led to the Board's disapproval.
8 If such issues cannot be resolved or if the
9 revised plan is disapproved, the City may
10 proceed with the plan; but the plan can be
11 approved only with a three-fifths vote of the
12 City Council, excluding positions of members
13 that are vacant and those members that are
14 ineligible to vote because of conflicts of
15 interest.

16 And now our consultant from
17 Camiros, Limited.

18 MR. JAMES: My name is William James,
19 principal with Camiros, Limited. We're the
20 consulting firm that was hired to prepare
21 this TIF plan and study.

22 Just to review the boundaries of
23 the proposed district, it extends from 107th
24 on the north to 123rd on the south. The

1 western boundary's defined by Vincennes
2 Avenue which would jog western on 115th
3 Street then down the railroad tracks. Then
4 to the east along 119th Street, it jogs
5 around this existing industrial use down
6 back to 119th Street eastward to the Ashland
7 Avenue right-of-way. On southward it passes
8 around this area of solid residential
9 development and then goes further south from
10 123rd along the Metra railroad tracks up
11 along Loomis back to 120th Street, and then
12 along the northern -- the alley north of
13 119th Street to the I-57 right-of-way up to
14 112th, around the school, then to the
15 southern frontage of 119th, 111th Street
16 back along the northern frontage of 111th
17 Street. And then back up along the
18 expressway to 107th Street. Those are the
19 boundaries of the TIF.

20 There are approximately 352 acres
21 of land within the TIF including
22 right-of-ways. There are 1240 land parcels
23 within the TIF. The TIF is primarily within
24 the Morgan Park community area. A small

1 portion lies within the West Pullman
2 community area.

3 To the east of this part of the
4 TIF is the existing west Pullman industrial
5 TIF. There is also an existing TIF to the
6 north of 107th Street. I believe that's
7 called the 107th and Vincennes Tax Increment
8 District.

9 With respect to the pattern of
10 existing land use, there's a variety of land
11 uses currently within the proposed district.
12 Yellow indicates residential, single-family
13 residential. Most of the residential within
14 the proposed boundaries is single-family.
15 There is some multi-family. The red is
16 commercial. The pink would be mixed
17 commercial or residential buildings. The
18 purple is industrial. Light blue is
19 institutional. Dark blue is public. The
20 gray you say see is vacant land, vacant land
21 including vacant buildings.

22 So you see spread throughout the
23 whole proposed district is a fairly high
24 proportion of vacant land. I think the

1 blight and deterioration that exists within
2 the proposed district is a function of a
3 couple of factors.

4 One, historically, the freight
5 railroad attracted a number of uses that were
6 not conducive to other forms of development
7 and created some land use conflicts. So we
8 found that historically there was some
9 blight and neglect of property along the
10 freight railroad line.

11 Secondly, when the I-57
12 expressway was introduced to the area, there
13 was already an existing pattern of land use.
14 So a lot of the residential use around the
15 interchange at 11th Street and higher
16 traffic volumes made some of the residential
17 property in this area not attractive any
18 longer and, therefore, there's been some
19 deterioration in the residential property
20 and a transition toward commercial land
21 uses.

22 In addition, some of the larger
23 industrial uses that exist within the area
24 have declined due to obsolescence. And these

1 properties have become vacant. A large
2 industrial property right at the
3 intersection of 119th and I-57 in the south
4 southern tip of the proposed district. There
5 are almost some industrial and heavy
6 commercial uses that have fallen into
7 obsolescence and are vacant and are causing
8 some deterioration in surrounding
9 residential properties.

10 This is a map of the existing
11 zoning within the area. And you can see
12 large areas of industrial zoning that really
13 reflects uses that probably are not viable
14 any longer. The pattern of use has shifted.
15 And probably the best uses for some of this
16 industrial property would be commercial or
17 residential redevelopment.

18 There's also an issue with
19 respect to the street system. When the
20 expressway was put in, it created a large
21 number of dead-end streets, particularly in
22 the area north of 111th Street, this whole
23 area. The local circulation system really
24 doesn't function very well and is not

1 conducive to the maintenance of residential
2 property within the area. And I think that
3 has contributed to a lot of the decline in
4 the residential property within this area.

5 With respect to the eligibility
6 of this area for designation, we have found
7 that six of the factors required to be
8 present for designation are in fact present
9 to a major extent within the area. And two
10 factors are present from a minor extent.

11 These are -- the factors that are
12 present to a major extent include
13 deterioration. 71 percent of all the tax
14 blocks within the proposed district exhibit
15 deterioration to a major extent. The
16 presence of structures below minimum code
17 effect 73 percent of all tax blocks.
18 Excessive vacancies including vacant land
19 and vacant buildings effect 79 percent of all
20 of the tax blocks. We've found in addition
21 that 25 percent of all of the PINS, all the
22 parcels within the proposed district are
23 vacant.

24 Deleterious land use and layout

1 effects 56 percent of all tax blocks. Lack
2 of community planning, particularly as it
3 relates to the circulation problems and
4 similar problems within the proposed
5 district effects 47 percent of the tax
6 blocks. And stagnant or declining,
7 equalized assessed value is present
8 throughout the entire proposed district.

9 Factors that we found present to
10 a minor extent include dilapidation, 24
11 percent of all tax blocks. And obsolescence
12 11 percent of all tax blocks. So, in
13 summary, the area very much qualifies for
14 designation as a blighted area.

15 The goals of the proposed
16 district include providing an orderly
17 transition from obsolete land uses to more
18 appropriate land use patterns. As I
19 mentioned, the industrial property within
20 the proposed TIF district is no longer viable
21 and there are better uses, more viable uses
22 for that property. And the plan seeks to
23 provide an orderly transition to more
24 appropriate land uses.

1 We'd like to create an attractive
2 environment that encourages new commercial
3 development. This particular property here
4 has been the subject of redevelopment
5 interest for commercial development among
6 developers. And we would like to see an
7 environment created where this can become a
8 viable commercial development.

9 In addition, the 111th Street
10 frontage and the Monterey frontage which
11 provides access to the expressway at this
12 interchange makes sense for transition to
13 commercial development from residential
14 development. We'd like to encourage that.
15 We'd like to encourage private investment,
16 especially new development on the numerous
17 vacant lots within the project area.

18 Scattered throughout the whole
19 project area are vacant lots. And infill
20 single-family development is the primary
21 form of new development that we'd like to
22 encourage within this area. We think the TIF
23 can help do that. Encourage the development
24 of market rate housing as part of an overall

1 program to create a mixed income
2 neighborhood.

3 The TIF also can support the
4 development of new street infrastructure as
5 part of residential redevelopment to replace
6 obsolete right-of-way platting to provide
7 people access to new homes within the area.
8 That would occur primarily in this area. I
9 should say that the proposed TIF district has
10 been the subject of some prior studies.

11 There was the 119th and I-57
12 redevelopment area designation of that
13 addressed this area from 123rd Street up to
14 Edmaire. There was a designation put in
15 place for redevelopment area for this area.
16 In addition, there was the Vincennes
17 corridor community plan and the Vincennes
18 corridor redevelopment area designation
19 which extended from 107th down to Waseca. It
20 did not include this eastern portion of 111th
21 Street.

22 In those plans, a number of
23 specific proposals have been made for
24 redevelopment and improvement of the area.

1 And this plan seeks to follow-up on those
2 prior plans including the mechanism that
3 will help carry out those proposals.

4 With respect to acquisition, this
5 map identifies proposed acquisitions. It
6 also identifies property already shown on
7 prior acquisition maps. The blue would be
8 property that would be added to the
9 acquisition list through this Tax Increment
10 designation. The orange indicates
11 properties that are already on pre-existing
12 acquisition maps.

13 So what we see is that the prior
14 acquisition maps take in the areas that were
15 the subject of the prior redevelopment area
16 designations. There have been some
17 additional properties added within these
18 areas, primarily vacant lots. To the south
19 here, there is an occupied site that is two
20 uses. One is an auto body shop and the other
21 is open material storage.

22 This happens to be the subject of
23 an active development interest for a
24 residential development. And some of the

1 property on the acquisition lists in this
2 area is under contract for that
3 redevelopment.

4 To the north, obviously, since
5 this area was not part of any prior
6 redevelopment area designation, vacant land
7 and dilapidated buildings within that strip
8 of 111th Street have been added to the
9 acquisition map. And there are some
10 additional properties that take the form of
11 newly vacant or severely deteriorated
12 structures that have been added to the
13 acquisition map in this particular area.

14 The proposed land use plan seeks
15 to carry out the policies of the
16 redevelopment plan. We seek to stabilize and
17 to put infill residential developments so
18 that the area to the north becomes a viable
19 and solid residential neighborhood.

20 Similarly, the area south of the interchange
21 at I-57, little whole area here, is proposed
22 for primarily single-family residential use.
23 But we don't distinguish in the plan between
24 single-family and multi-family.

1 The area in the middle between
2 the two would be a mixed use area,
3 residential, commercial, institutional.
4 There are a number of religious institutions
5 within this area and they would be part of
6 this mix. The area along 111th Street would
7 be a mix of commercial and residential.

8 This area of vacant land that was
9 formerly industrial would be proposed for
10 commercial development. The area south of
11 120th Street, this area here, is currently
12 residential vacant land and industrial would
13 be entirely used for residential purposes.

14 So we seek to transition from
15 just a pattern of land use that contains some
16 obsolete uses to a proposed land use plan
17 that provides for an orderly transition to
18 more viable uses within the area.

19 I wanted to address the need for
20 public intervention, if I can find it here.
21 There's a significant need for public
22 intervention to extend the proposed
23 district. We've analyzed building permit
24 activity over the last five-year period.

1 During this five-year period there were a
2 total of 117 building permits issued for the
3 project area. However, only eight of these
4 permits had construction value of more than
5 \$100,000.

6 A lot of the other permits were
7 taken for minor additions, repairs, a
8 garage. A number of them, a number of
9 permits were taken out for the demolition of
10 buildings. So only eight had construction
11 value of over 100,000. And two of the
12 permits were for new churches. That counted
13 for \$8.2 million of construction value.

14 The total construction value
15 within the last five years was \$9.7 million.
16 So 8.2 of that was for two churches that
17 really do not reflect market oriented
18 investment, private investment in the area.
19 Deduct these two churches from of the total,
20 you have a million and a half dollars spread
21 over five years or \$300,000 per year. And of
22 that, a lot of that money was for very small
23 construction projects.

24 So if you equate that 300,000

1 maybe to two houses per year, that really
2 reflects a very small amount of type of
3 investment into the area. Considering that
4 25 percent of the essentially 1200 PINS are
5 vacant, you need a lot more private
6 investment to address the problems of the
7 area than is currently being experienced
8 within this area.

9 The current equalized assessed
10 value within the TIF is just over \$16
11 million. We project that upon completion of
12 the TIF, at the end of the 23-year period,
13 the equalized assessed value would be
14 approximately \$50 million. That's a
15 reflection of normal appreciation and the
16 development of a couple of large projects,
17 notably the proposed commercial development
18 here and the eight acre residential
19 development at the southern tip of the
20 project area.

21 We did perform a housing impact
22 study. What we found was that there were a
23 total of 46 properties, occupied properties
24 that may be subject to a removal. 28 of

1 these properties are properties that are
2 shown on existing acquisition maps. We also
3 found that there were six buildings, six
4 units in buildings that were identified as
5 dilapidated. And that there were an
6 additional 18 occupied properties and
7 properties that would have been added to the
8 acquisition map.

9 So we have a total of 26 of
10 properties that are occupied that may be
11 removed. Now, I should say that the
12 Department of Planning and Development is
13 reviewing this, taking a second look at
14 occupied properties on the acquisition map.
15 And we anticipate that there will be some
16 reduction of this number of 46 units.

17 We also identified property
18 available for rent within the immediate
19 area. That is shown in Table Seven within
20 the plan. And we found that there is, in
21 fact, an ample supply of housing available
22 for rent to accommodate the relocation of any
23 units that would be removed from the area.

24 I think that concludes the formal

1 part of my presentation. And we'd be happy
2 to answer any questions that you may have.

3 MS. COHEN: I notice you use the
4 words market rate housing. Okay, what's the
5 difference between market rate housing and
6 affordable housing?

7 MR. JAMES: Market rate housing is
8 where a private party, a developer builds
9 housing and seeks to sell it on the open
10 market for whatever the market --

11 MS. COHEN: The market rate is.
12 Which means that I also notice you didn't say
13 anything about relocating and dislocating
14 the people that are in, especially in the
15 area between the railroad tracks, 119th and
16 Vincennes, all the way -- right there, okay?

17 Because if I'm correct, this
18 market rate housing is going to go right
19 there. And most of those people in that
20 particular area could not afford market rate
21 housing. But we didn't mention anything
22 about relocating and having that option of
23 them coming back into the neighborhood. The
24 majority of the people that live in that area

1 are renting there. They don't own the
2 property. And I'm sure that most of it is
3 tax delinquent.

4 I realize there are a lot of
5 empty lots in that corridor. But there are
6 houses that are occupied. And I'm pretty
7 sure that the 46 units that you're talking
8 about that will be, that are occupied that
9 would be torn down, it's probably right there
10 in that corridor. But during the whole plan,
11 I did not hear you mention affordable
12 housing, money to rehab housing that's
13 already there and day care services.

14 MR. JAMES: Okay, let me address
15 those. I think you're right in focusing on
16 the vacant housing. Not only in this area,
17 but throughout the whole area. The vacant
18 lots are definitely properties that we would
19 like to see houses built there. And those
20 would primarily be opportunities for market
21 rate, market rate housing.

22 The only proposed market rate
23 housing as has been discussed to date is this
24 area at the southern tip where there has been

1 a developer identified. And he would like to
2 build market rate housing. Obviously, as
3 part of the TIF district, any redevelopment
4 agreements that are confirmed and put into
5 place would include a component of
6 affordable housing.

7 20 percent of any units built
8 with the assistance of Tax Increment
9 Financing would include a component of
10 affordable housing, correct.

11 MS. COHEN: So in other words, if
12 there is a developer -- right now there's no
13 developer for the area that I'm talking
14 about.

15 MR. JAMES: This area.

16 MS. COHEN: There is no developer for
17 that one. But if there was a developer for
18 that, he would have to include some
19 affordable housing.

20 MR. JAMES: If he is going to use TIF
21 funds, he would have to.

22 MS. COHEN: Okay. But if he was a
23 private developer, he would not have to use
24 TIF funds.

1 MR. JAMES: Wouldn't have to use TIF
2 funds.

3 MS. COHEN: I mean, he would haven't
4 to and those people would be displaced.

5 MR. JAMES: The only way somebody
6 would be displaced would be if they were
7 occupied buildings on the acquisition map.

8 MS. COHEN: There are occupied
9 buildings in that area.

10 MR. JAMES: I know there are occupied
11 buildings in the area. I believe that within
12 this area, there are -- I can't say there are
13 none, but there would be very, very few
14 occupied buildings on the acquisition map
15 from this area.

16 I know that we have a few
17 occupied residential buildings in this area
18 that are on the acquisition map. If we look
19 at where the vacant lots are versus the
20 acquisition map, I believe that almost all of
21 the properties on the acquisition map from
22 this area are vacant lots.

23 MS. COHEN: I agree with you that the
24 majority of right in that area, the majority

1 of the property are vacant lots. I agree
2 with you on that. But there are places
3 spotted all through that area all the way up
4 where there are people living that could not
5 afford market rate. And the reason why I was
6 asking that question was the fact that I
7 notice on the other two TIFs, well one TIF,
8 that you did talk about affordable. You
9 talked about in two TIFs, affordable
10 housing, day care, rehab and displacement
11 and relocating.

12 MR. JAMES: Sure, sure. Well, let me
13 actually --

14 MR. THOMAS: It may be helpful if you
15 went through the budget, the proposed
16 budget.

17 MR. JAMES: Yeah. I omitted going
18 through the budget. I apologize. That is
19 what we need to do here. We did, obviously,
20 include an estimated redevelopment project
21 cost to budget within the document.

22 And the total amount of the
23 budget for this area is \$40 million. Of that
24 \$40 million, I'll just pick out some specific

1 line items that address your questions. We
2 had 7.5 million of the \$40 million allocated
3 for rehabilitation of existing buildings.
4 \$20 million for public improvements. That
5 would be street right-of-ways, public
6 facility.

7 We don't anticipate a lot of
8 relocation. So we've only allocated
9 \$250,000.

10 MS. COHEN: I perfectly well agree
11 with you that there's not that many people
12 down there. Because all of it is
13 single-family homes that was zoned for
14 single-family homes. Some have been cut up
15 during the war but --

16 MR. THOMAS: Actually, Aleta, that's
17 on Page 25 of your proposed plan. You have
18 the breakdown of the budget.

19 PARTICIPANT: Although, my proposed
20 plan has slightly different numbers.

21 PARTICIPANT 2: I think he meant
22 750,000 for relocation.

23 PARTICIPANT: Okay. That's a big
24 difference.

1 MR. THOMAS: Day care's 250,
2 relocation's 750.

3 PARTICIPANT 2: And the
4 rehabilitation is ten million on my
5 document.

6 MR. THOMAS: And this is where the
7 two different drafts of the plan, it
8 fluctuates between the different line items.

9 MS. COHEN: The original plan that I
10 saw was a little different from what I see up
11 here now. Because the first one I saw didn't
12 extend all the way up to 107th Street.

13 MR. THOMAS: And in this meeting,
14 just so you know, we're not approving the
15 exact plan. We're approving the designation
16 for the TIF area.

17 MS. COHEN: You see, this is my first
18 time around.

19 MR. THOMAS: Absolutely.

20 MS. COHEN: And I always like to know
21 what I'm getting myself into.

22 MR. THOMAS: Your questions are
23 excellent.

24 MS. COHEN: Okay?

1 MR. THOMAS: Yes.

2 MS. COHEN: Okay. I got one other
3 thing that's been bothering me and I just
4 want it down for the record. And that is
5 since I'm third generation in this area, I
6 kind of know what happened to the area. And
7 that is we're all --.

8 And at one time there was a lot of
9 non-skilled labor and there still is a lot of
10 non-skilled labor in that area. And once the
11 expressway came in, the factories went out,
12 there were no jobs. That's why it's
13 blighted. But that area has, shall we say,
14 it should be on a historical register for
15 really one of the corridors where a majority
16 of black Americans coming up from the south
17 got off the train right there on the Rock
18 Island line. So that's why it's blighted.
19 Okay. That's all I have to say.

20 MR. THOMAS: The two rail spurs, the
21 one that's adjacent on the west and the one
22 that cuts right through, those are both
23 active still, aren't they?

24 MR. JAMES: Yes, sir. This is Metra

1 electric commuter service and this is a
2 freight line.

3 MR. THOMAS: Are they both freight?

4 MR. JAMES: Metra contains no
5 freight.

6 MR. THOMAS: I'm sorry, I can't see.
7 That was one on the west?

8 MR. JAMES: I believe this actually
9 might be the Rock Island line that contains
10 commuter rail service as well.

11 MS. COHEN: It does. Metra runs up
12 and down that line. Also, that's why I was
13 interested in that one corridor because when
14 you said market rate housing, I mean, the
15 Metra station is right there at 119th Street.
16 It would be ideal for anyone living downtown.
17 I mean, working downtown.

18 However, the people that live
19 there wouldn't be able to afford what we're
20 doing today or trying to do today, excuse me.
21 Because they don't have jobs.

22 MR. JAMES: I think we recognize that
23 there is the need for substantial
24 rehabilitation.

1 MS. COHEN: Oh, no, definitely. I
2 understand. And I understand why this area
3 would be picked because it's prime location.
4 That's why I was worried about the people
5 that live there now like me.

6 MR. JAMES: Other questions?

7 MS. KOSMAL: I'm just curious. Has
8 any thought been given to the commercial
9 development on that big strip? I mean,
10 they're thinking about a big mini
11 development or what?

12 MR. JAMES: There have been some
13 proposals for the development of this and
14 it's called Marshal Plaza. Never been actual
15 site plans prepared. Right now, in the
16 current climate, it's difficult to bring an
17 anchor store to the development to and get a
18 commitment so the project could move
19 forward.

20 We do think that it is a viable
21 location and that, hopefully, within the
22 next few years, a developer will move forward
23 with the project and get a commitment from an
24 anchor. I believe a Dominick's store is

1 still interested in this site, but we need a
2 bigger anchor. And with K Mart, you know,
3 their problems and some of the other stores
4 holding off on expansion plans, now is not
5 the best time to try to pull this together.

6 MS. KOSMAL: Thank you.

7 MR. THOMAS: Are there any other
8 questions from the Board? Okay, if there are
9 no further questions, I will entertain a
10 motion that this Joint Review Board finds the
11 proposed redevelopment plan 119th/I-57 Tax
12 Increment Financing redevelopment project
13 area satisfies the redevelopment plan
14 requirements of the TIF Act, the eligibility
15 criteria defined in Section 11-74.4-3 of the
16 TIF Act, any objectives of the TIF Act and
17 that based on such findings, approve such
18 proposed plan and the designation of such
19 area as a redevelopment project area under
20 the TIF Act.

21 Is there a motion?

22 PARTICIPANT: So moved.

23 MR. THOMAS: And is there a second
24 for the motion?

1 MS. KOSMAL: Second.

2 MR. THOMAS: Is there any further
3 discussion? If not, all in favor, please
4 vote by saying aye.

5 (Chorus of ayes.)

6 MR. THOMAS: All opposed, no.

7 (No audible response.)

8 MR. THOMAS: Let the record reflect
9 the Joint Review Board's approval of the
10 proposed 119th/I-57 redevelopment plan and
11 designation of 119th/I-57 Tax Increment
12 Financing redevelopment project area as a
13 redevelopment project area under the TIF
14 Act.

15 And is there a motion to adjourn
16 this meeting of the Joint Review Board?

17 PARTICIPANT: I move to adjourn.

18 MR. THOMAS: And is there a second?

19 PARTICIPANTS: Second.

20 MR. THOMAS: This Joint Review Board
21 meeting is now adjourned.

22 For the record, my name's Mark
23 Thomas. I'm a representative of the Chicago
24 Park District which, under Section 11-74.4-5

1 of the Tax Increment Allocation
2 Redevelopment Act, is one of the statutorily
3 designated members of the Joint Review
4 Board. Until election of a Chairperson, I'll
5 moderate this Joint Review Board meeting.

6 This will be a meeting to review
7 the proposed 87th and Cottage Grove Tax
8 Increment Financing District. The date of
9 this meeting was announced at and set by the
10 Community Development Commission of the City
11 of Chicago at its meeting of July 9th, 2002.

12 Notice of this meeting of the
13 Joint Review Board was also provided by
14 certified mail to each taxing district
15 represented on the board which includes the
16 Chicago Board of Education, the Chicago
17 Community Colleges, District 508, the
18 Chicago Park District, Cook County, and the
19 City of Chicago and the public member.
20 Public notice of this meeting was also posted
21 as of Wednesday, July 31st, 2002 in various
22 locations throughout City Hall.

23 When a proposed redevelopment
24 plan will result in the displacement of

1 residents from ten or more inhabited
2 residential units or would include 75 or more
3 inhabited residential units, the TIF Act
4 requires that the public member of the Joint
5 Review Board must reside in the proposed
6 redevelopment project area.

7 In addition, if a municipality's
8 Housing Impact Study determines that the
9 majority of residential units in the
10 proposed redevelopment project area are
11 occupied by very low, low or moderate income
12 households as defined in Section 3 of the
13 Illinois Affordable Housing Act, the public
14 member must be a person who resides in very
15 low, low or moderate income housing within
16 the proposed redevelopment project area.

17 Also with us today by speaker
18 phone is Annie Jones. Miss Jones, can you
19 hear us?

20 MS. JONES: Yes.

21 MR. THOMAS: Are you familiar with
22 the boundaries of the proposed 87th and
23 Cottage Grove Tax Increment Financing
24 redevelopment project area?

1 MS. JONES: Am I familiar with what,
2 sir?

3 MR. THOMAS: Are you familiar with
4 the boundaries of the proposed 87th and
5 Cottage Grove Tax Increment Financing
6 redevelopment project area?

7 MS. JONES: Yes.

8 MR. THOMAS: You are. Thank you.

9 And what is the address of your
10 primary residence?

11 MS. JONES: Yes.

12 MR. THOMAS: What's your primary
13 residence address?

14 MS. JONES: 8048 South Cottage Grove,
15 Third Floor.

16 MR. THOMAS: And is that address
17 within the boundaries of the proposed 87th
18 and Cottage Grove Tax Increment Financing
19 redevelopment project area?

20 MS. JONES: 8048 Cottage Grove.

21 MR. THOMAS: Okay. And is that
22 within the boundaries of the Tax Increment
23 Finance redevelopment project area we
24 described to you?

1 MS. JONES: See, the address I live
2 in at, 84 is on one side, 64 is on the other
3 one.

4 MR. THOMAS: And that's within the
5 project area, correct?

6 MS. JONES: Yes.

7 MR. THOMAS: Thank you. And have you
8 provided representatives of the City of
9 Chicago's Department of Planning and
10 Development with accurate information
11 concerning your income and the income of any
12 other members of the household residing at
13 your address?

14 MS. JONES: Yeah, I'm the only one
15 there.

16 MR. THOMAS: And based on the
17 information provided to you by the
18 Department of Planning and Development
19 regarding applicable income level for very
20 low, low and moderate income households, do
21 you qualify as a member of a very low, low or
22 moderate income household?

23 MS. JONES: Well, I could say so.

24 MR. THOMAS: Okay. Miss Jones, are

1 you willing to serve as the public member for
2 the Joint Review Board for the 87th and
3 Cottage Grove Tax Increment Financing
4 redevelopment project area?

5 MS. JONES: Yes, I do what I can.

6 MR. THOMAS: Thank you very much. I
7 will entertain a motion that Annie Jones be
8 selected as the public member. Is there a
9 motion?

10 PARTICIPANT: So moved.

11 MR. THOMAS: And is there a second?

12 PARTICIPANT: Second.

13 MR. THOMAS: All in favor, please
14 vote by saying aye.

15 (Chorus of ayes.)

16 MR. THOMAS: And all opposed, please
17 vote by saying no.

18 (No audible response.)

19 MR. THOMAS: Let the record reflect
20 that Annie Jones has been selected as the
21 public member for the 87th and Cottage Grove
22 Tax Increment Financing redevelopment
23 project area.

24 Our next order of business is to

1 select a Chairperson for this Joint Review
2 Board. Are there any nominations?

3 PARTICIPANT: I will nominate Mark
4 Thomas.

5 MR. THOMAS: Is there a second?

6 PARTICIPANT: I'll second.

7 MR. THOMAS: Are there any other
8 nominations? Let the record reflect there
9 are no other nominations. All in favor of
10 the nomination, please vote by saying aye.

11 (Chorus of ayes.)

12 MR. THOMAS: All opposed, please vote
13 by saying no.

14 (No audible response.)

15 MR. THOMAS: Let the record reflect
16 that Mark Thomas has been elected as
17 Chairperson. I will now serve as the
18 Chairperson for the remainder of the
19 meeting.

20 As I mentioned, at this meeting
21 we'll be reviewing a plan for the 87th and
22 Cottage Grove TIF District proposed by the
23 City of Chicago. Staff of the City's
24 Department of Planning and Development along

1 with other departments have reviewed this
2 plan which was introduced to the City's
3 Community Development Commission on July
4 9th, 2002.

5 We will listen to a presentation
6 by the consultant on the plan. Following the
7 presentation, we can address any questions
8 that the members might have for the
9 consultant or City staff.

10 The recent amendment to the TIF
11 Act requires us to base our recommendation to
12 approve or disapprove the 87th/Cottage Grove
13 plan and the designation of the 87th/Cottage
14 Grove TIF area on the basis of the area and
15 the plan satisfying the plan requirements,
16 the eligibility criteria defined in the TIF
17 Act and objectives of the TIF Act.

18 If the Board approves the plan
19 and the designation of the area, the Board
20 will then issue an advisory non-binding
21 recommendation by the vote of the majority of
22 those members present and voting. Such
23 recommendation shall be submitted to the
24 City within 30 days after the Board meeting.

1 Failure to submit such a recommendation
2 shall be deemed to constitute approval by the
3 Board.

4 If the Board disapproves the plan
5 and the designation of the area, the Board
6 must issue a written report describing why
7 the plan and area fail to meet one or more of
8 the objectives of the TIF Act and both the
9 plan requirements and the eligibility
10 criteria of the TIF Act. The City will then
11 have 30 days to resubmit a revised plan

12 The Board and the City must also
13 confer during this time to try to resolve the
14 issues that led to the Board's disapproval.
15 If such issues cannot be resolved or if the
16 revised plan is disapproved, the City may
17 proceed with the plan; but the plan can be
18 approved only with a three-fifths vote of the
19 City Council, excluding positions of members
20 that are vacant and those members that are
21 ineligible to vote because of conflicts of
22 interest.

23 And now our consultants S.B.
24 Friedman & Company will present the 87th and

1 Cottage Grove plan.

2 MR. FRIEDMAN: Thank you very much.

3 My name is Steve Friedman and I'm the

4 President of S.B. Friedman and Company.

5 Joining me up here is Rob Lindquist who's the

6 Project Manager with our firm. And what we'd

7 like to do is to briefly present the

8 background, the eligibility and the

9 redevelopment plan for the proposed 87th and

10 Cottage Grove Tax Increment Financing

11 district.

12 The background for this planning

13 effort, this plan goes further back than just

14 the creation of the TIF district. It begins

15 with the development of a revitalization

16 strategy under the planning now program in

17 the City of Chicago that was prepared and

18 completed in October of 2000.

19 And the plan that was prepared

20 included a detailed land use inventory,

21 detailed conditions inventory and also

22 market assessment and concluded that in

23 order to bring about the revitalization of

24 this area, that we really needed to try to do

1 three major things in general.

2 First was to try to reduce the
3 retail extent in terms of its distribution.
4 It was originally a retail corridor just
5 spread up and down as far as you can really
6 see on the existing land use map, ran as
7 retail and it goes, it scattered all through
8 the entire corridor. And the strategy was,
9 based on the market study, to try to
10 concentrate retail at key nodes and
11 intersections.

12 The second was to provide for the
13 resources to have a comprehensive permanent
14 building improvement. There are a number of
15 buildings that are very worth saving, that
16 are of good potential quality, good
17 architectural quality, but are suffering
18 from all the things that you'll hear about in
19 the eligibility study and can benefit from
20 the classical resources made available for
21 rehabilitation.

22 And then the third major area was
23 a series of public improvements
24 concentrating on the visible infrastructure,

1 street scape improvements. But as you'll
2 also hear in the discussion of the TIF,
3 there's a significant need for work that is
4 not visible as well because the utilities are
5 in need of improvement throughout the area.

6 So those are the key elements.
7 And the plan details both strategies and
8 specific investments and ideas for gateways
9 and monuments and so on. And all the things
10 that are involved in this kind of program and
11 then called for the creation of a TIF
12 district as one of the possible tools to use
13 to try to implement and achieve the
14 objectives of this plan.

15 And so, now I will ask Rob to talk
16 about the eligibility and the basic use of
17 the TIF funds in support of this strategy.

18 MR. LINDQUIST: My name is Rob
19 Lindquist. I'm a Project Manager at S.B.
20 Friedman and Company. The impetus for the
21 drawing of the boundaries was indeed the plan
22 that Steve referenced, that Cottage Grove
23 commercial corridor plan from the year 2000.

24 Although we've also then included

1 south of 87th Street down to 95 Street which
2 is not part of the original planning study,
3 but which we felt was a contiguous sort of
4 related use within this Cottage Grove
5 corridor. So the northern boundary is 71st
6 Street. This is a natural demarcation
7 because there's a cemetery here to the
8 northeast and it begins another neighborhood
9 here to the northwest. And the two community
10 areas involved here, Greater Grand Crossing
11 and Chatham.

12 And then we included the
13 commercial frontage going south along
14 Cottage Grove to 79th Street. On 79th
15 Street, there's retail going east and west.
16 This is another retail node. So we went west
17 to include all the area before it started
18 changing into more predominantly residential
19 uses.

20 And east, we went as far as the
21 railroad tracks which is, again, another
22 natural demarcation. But we also had this
23 lake north along Greenwood because there's a
24 mixture of uses there. In general, outside

1 of the TIF, it's purely residential. Except
2 that along Greenwood, there's a mix of
3 residential and of light industrial. And we
4 felt that it may substantially benefit from
5 inclusion.

6 Going south, it's predominantly
7 commercial as far as 87th Street. And 87th
8 Street is the key node within this RPA. And
9 then south of 87th Street, it was once
10 predominantly commercial. But as commercial
11 deteriorated over the years in the early
12 '60s, much of it was rebuilt with a
13 multi-family residential, especially along
14 the east side south of 87th, down as far as
15 95th. And then at 95th, we have the
16 community college south, and that's also a
17 natural ending place for the TIF.

18 There were two existing TIFs
19 which abut the proposed boundaries here, the
20 71st and Stony Island TIF, touches
21 approximately here at Greenwood around 79th
22 Street. And the existing Stony Island and
23 Burnside TIF which abuts in the southeast
24 portion of the boundaries.

1 We conducted an eligibility study
2 of all the buildings and parcels within this
3 area and found that the area qualified as a
4 conservation area based on the finding of
5 that 50 percent or more of the buildings were
6 35 years of age or older. In fact, it's over
7 90 percent at 94 percent.

8 All these residential that were
9 built in the '60s or more than 35 years ago
10 was in the early '60s. And 59 percent of the
11 buildings were found to be deteriorated,
12 which is quite a high number. It's almost
13 two-thirds of the buildings have some form of
14 deterioration associated with them. And
15 about 40 percent received code violations in
16 the last five years. And if you just looked
17 at the commercial buildings, that number
18 would be a much higher percentage. There
19 were relatively fewer code violations
20 associated with residential.

21 And then throughout the area,
22 there are two areas -- there was an area of
23 blight factor, lack of growth and equalized
24 assessed value for four out of the last five

1 years. Growth and property values lag that
2 in the city as a whole. And inadequate
3 utilities were found to affect almost all of
4 the property within this area.
5 Approximately 94 percent it was estimated.

6 Most of the water and sewer lines
7 are outdated or obsolete. And certainly if
8 contemporary, if new development does occur,
9 they would be of insufficient capacity. In
10 addition, I just wanted to mention that, so
11 we have age plus four factors that were found
12 to be present to a meaningful extent and
13 reasonably distributed.

14 There are three other factors
15 which were significant here, but they were
16 not necessarily distributed. And those were
17 obsolescence and excessive vacancies. Those
18 were mostly found in smaller buildings that
19 were part commercial and part residential.
20 And deleterious land use or layout,
21 especially in this area where there's a
22 mixture of industrial and residential.

23 So as I said, there was a,
24 there's been a lack of growth of private

1 investment. And for the last four or five
2 years, the growth has lagged that in the
3 city. And the overall growth rate over the
4 last five years is only 60 percent of that of
5 the city.

6 And there have been only eleven
7 permits issued that were for new
8 construction over the last five years.
9 Annually, building permits represented only
10 about one-half of one percent of the market
11 value of the TIF or of the property within
12 the TIF.

13 There isn't an acquisition list
14 that, the parcels are highlighted here in
15 yellow. There are 73 parcels slated for
16 acquisition. Almost all of these are either
17 vacant lots or buildings which are vacant.
18 Only two buildings have occupied residential
19 units and those are only, are both have
20 partial occupation of the building on the
21 acquisition list.

22 So we did do a housing impact
23 study because there's more than 75 units.
24 And we estimate that 14 units, the two

1 buildings that do have occupied units, may be
2 displaced as a result of TIF redevelopment
3 activities. On the whole, there were 1200,
4 over 1200 housing units, which 1100 were
5 estimated to be occupied. And only those 14
6 residential units were estimated to possibly
7 be displaced as a result of the TIF.

8 We surveyed the market for both
9 rental and for sale property in the RPA and
10 the surrounding area which is largely
11 residential. We got an ample supply of
12 residential units that could accommodate the
13 displacement that may occur.

14 The proposed land use, we show
15 really as all mixed because we didn't want to
16 preclude any particular -- right now the
17 character is mixed and we didn't want to
18 preclude anything specifically by calling
19 out certain land uses. In fact, we've looked
20 at the plan, the planning now study to try
21 and project the development which will
22 occur. There's not a lot of planned activity
23 right now. So in forecasting what may occur
24 and the eligible, TIF eligible cost and the

1 budget, we've used the plan as a resource to
2 try and forecast what could happen.

3 The total budget of the TIF
4 eligible cost is \$41 million. \$2 million of
5 which go to professional services. 3.1
6 million of which are attributed to the
7 property assembly. And this would be mostly
8 for acquisition of the vacant parcels within
9 the TIF or of these already defined
10 acquisition parcels within the plan. And
11 site assembly costs and environmental
12 remediation costs.

13 Rehabilitation costs of 6.2
14 million. Approximately two million of which
15 is contemplated to occur for commercial
16 rehabilitation. As Steve mentioned, there
17 are a lot of existing commercial structures
18 that are architecturally significant, but
19 some of many of which have fallen into some
20 amount of disrepair and would benefit from
21 rehab as well as residential.

22 The residential that I mentioned
23 that was built in the early '60s all along
24 here as multi-family has already begun to

1 decline. And so residential throughout the
2 RPA could also benefit from rehabilitation
3 systems provided by TIF.

4 Eligible construction costs, 9.8
5 million. Much of the new development which
6 could occur in areas where the commercial has
7 badly declined and there's a lot of vacant
8 lots and vacant buildings is in the areas
9 away from the main nodes. And so the plan
10 contemplates residential uses in the future
11 for this. So we've put 9.8 million as
12 eligible construction costs because much of
13 the new housing could be affordable housing.
14 And the construction cost of affordable
15 housing would be an eligible TIF expense.

16 Public works or improvement is
17 the biggest line item in the budget, eleven
18 and a half million. There's a public park
19 here, Brown Memorial Park, which right now
20 the entry is in disrepair. In general, the
21 park is in a bit of disrepair. And it's also
22 because of the commercial that's at this node
23 somewhat blocked off.

24 We expect that the park could

1 substantially benefit from public
2 improvement and that this intersection here
3 has -- because this is so heavily commercial
4 here and act as an anchor for the community.
5 Proper landscaping, street signals and
6 signage, gateway features that identify the
7 area would all be public improvement, TIF
8 eligible expenses.

9 And throughout the corridor, we
10 anticipate some amount of street scaping and
11 new lighting to reinforce an identity of this
12 whole corridor as an anchor for these
13 residential communities which surround it.

14 Relocation, \$1 million. There
15 are no specific plans for relocating
16 particular businesses now. That's just an
17 estimate based on a few instances of where
18 there's an existing business. But a lot of
19 vacant parcels around, perhaps something
20 could happen there in the future and some
21 businesses would need to be relocated.

22 And, finally, so there's job
23 training of 1.4 million. And day care costs
24 of 1.2 million. Again, both estimates based

1 on what we see being built out. Although,
2 there aren't specific numbers for those.

3 And interest costs of 4.8 million
4 where new commercial especially might be
5 encouraged, up to 30 percent of interest
6 costs of that would be TIF eligible expense.

7 I think that ends my part, unless
8 Steve wants to say anything else, we can
9 answer questions.

10 MR. FRIEDMAN: We'd like to have your
11 questions, anything you can clarify or add.

12 MS. KOSMAL: I just wanted to ask up
13 on the top where there's some light
14 industrial? Right there, yeah. Are those
15 viable businesses? Or are there any plans to
16 make changes?

17 MR. LINDQUIST: Certainly up here it
18 appears to be viable and there is other
19 industrial up here. This is included more
20 because the residential is mixed in there
21 with it and because there's a very odd parcel
22 configuration. And back here it backs up to
23 the railroad.

24 So there are, I don't believe any

1 specific plans to do anything with the
2 industrial that exists up here. It does
3 relate to stuff that's north of it. But
4 rather, I think, this is included to help the
5 residential that's there and there could be
6 infill or maybe buffering from the
7 industrial.

8 MS. KOSMAL: Okay.

9 MR. FRIEDMAN: We particularly found
10 in a number of urban and industrial areas
11 that are mixed that using buffering is
12 beneficial to both the industry in
13 maintaining its viability and maintaining
14 viability of surrounding residential areas.

15 MR. THOMAS: A question on the future
16 land use, just how it's all mixed use, you
17 know, not so much information. And I'm just
18 curious. You're saying that we're going to
19 follow the plan that exists already.

20 In the plan that exists, is the
21 intention then to keep this residential down
22 between 87th and 95th on the east side, to
23 keep that predominantly residential and then
24 on the west side residential? And then

1 you've got a stretch between 82nd and 87th
2 where it seems predominantly commercial. Is
3 there an intention to keep those as it is?

4 MR. FRIEDMAN: Let me try to focus on
5 first the centers of strength. 87th and
6 Cottage area has stronger commercial
7 potential. And 79th Street has stronger
8 commercial potential. Throughout the rest
9 of the corridor there are areas of varying
10 strengths and weaknesses. And then in the
11 south part of the corridor we have the
12 lighter, lower density residential on one
13 side and then we have mixed on the other.

14 What we don't -- what we want to
15 do is to include residential everywhere,
16 virtually everywhere. Not like this where
17 you see too much of it in these nodes;
18 although, you will see residential above
19 retail along 79th Street and in some of the
20 other structures. So we want to include
21 residential.

22 And in certain areas, if somebody
23 goes to the next level and beginning to
24 reflect, to think through zoning here,

1 somebody may want to think about how you
2 rezone this to allow for where should we have
3 it in following the plan, where should we
4 allow residential in the first floors you use
5 by right.

6 But as you know, the TIF plan
7 doesn't supersede zoning. It simply is the
8 framework against which we evaluate whether
9 we are allowed to use TIF funds, whether that
10 land use is included. So in order to
11 accommodate that further refinement that
12 will need to go on through the community
13 process and the Alderman's office and so on
14 to consider whether there are areas where the
15 zoning may need to be changed, et cetera, we
16 use the mixed use categories to permit that.
17 And so that you can then go forward and use
18 zoning as the tool to further control or
19 further guide change in land use over time.

20 MR. THOMAS: So the intention through
21 the plan, the previous plan that you made
22 reference to is to make it more mixed
23 everywhere.

24 MR. FRIEDMAN: Yes. And encourage

1 more residential.

2 MR. THOMAS: Encourage more
3 residential above the commercial.

4 MR. FRIEDMAN: Yeah, and even on the
5 ground floor. For example, senior housing or
6 other apartment housing can readily come in
7 on the ground floor. It may not be able to
8 support commercial, but -- so you want to
9 maintain that.

10 We're trying to create a
11 framework so that the next grain of planning
12 here can take those issues into account and
13 bring, and carry forward the ideas of the
14 kind of structural plan here, framework.

15 MR. THOMAS: Any other questions from
16 the Board? Okay. If there's -- Ms. Jones?
17 Hello?

18 MS. JONES: Hello.

19 MR. THOMAS: Did you have any
20 questions for the consultants who are
21 presenting the plan, Miss Jones?

22 MS. JONES: Yes. I thought it out
23 what I pay. I did.

24 MR. THOMAS: Did you have some

1 questions for them?

2 MS. JONES: No. I was hoping that
3 my -- Miss Weaver will look and see if she
4 had any questions. Hold on. And I think
5 she's satisfied with what they're doing.

6 MR. THOMAS: Did you yourself,
7 Miss Jones, as the public member have any
8 questions? Miss Jones?

9 MS. JONES: Yes.

10 MR. THOMAS: Did you yourself as the
11 public member of the Board have any
12 questions?

13 MS. JONES: Yeah, that's what I'm --
14 Yes, I'm sure she would be satisfied with
15 what you're saying.

16 MR. THOMAS: Okay, thank you. If
17 there's no further questions, I'll entertain
18 a motion that this Joint Review Board finds
19 that the proposed redevelopment plan
20 87th/Cottage Grove Tax Increment Financing
21 redevelopment project area satisfies the
22 redevelopment plan requirements under the
23 TIF Act, the eligibility criteria defined in
24 Section 11-74.4-3 of the TIF Act, and the

1 objectives of the TIF Act; and that based on
2 such findings, approve such proposed plan
3 and the designation of such area as a
4 redevelopment project area under the TIF
5 Act.

6 Is there a motion?

7 PARTICIPANT: So moved.

8 MR. THOMAS: Is there a second for
9 the motion?

10 MR. MARTINEZ: Second.

11 MR. THOMAS: Is there any further
12 discussion? If not, all in favor, please
13 vote by saying aye.

14 (Chorus of ayes.)

15 MR. THOMAS: All opposed, please vote
16 by saying no.

17 (No audible response.)

18 MR. THOMAS: Let the record reflect
19 the Joint Review Board's approval of the
20 proposed 87th/Cottage Grove redevelopment
21 plan and designation of the 87th/Cottage
22 Grove Tax Increment Financing redevelopment
23 project area as a redevelopment project area
24 under the TIF Act.

1 Is there a motion to adjourn this
2 meeting of the Joint Review Board?

3 PARTICIPANTS: So moved.

4 MR. THOMAS: Is there a second?

5 PARTICIPANT: Second.

6 MR. THOMAS: Let the record reflect
7 that this Joint Review Board meeting is now
8 adjourned.

9 (Whereupon the meeting adjourned
10 at 1:05 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, JACK ARTSTEIN, depose and say
that I am a verbatim court reporter doing business
in the County of Cook and City of Chicago; that
I caused to be transcribed the proceedings
heretofore identified and that the foregoing is
a true and correct transcript of the aforesaid
hearing.

Jack Artstein

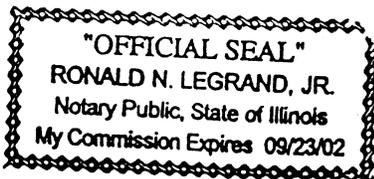
JACK ARTSTEIN

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 11th DAY

OF September,

A.D. 2002.

Ronald N. LeGrand, Jr.



**119th/I-57 Redevelopment Project Area
2002 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2002, there were no obligations issued for the Project Area.

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2002, there were no obligations issued for the Project Area.

**119th/I-57 Redevelopment Project Area
2002 Annual Report**

(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2002, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

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(11) GENERAL DESCRIPTION AND MAP

The 119th/I-57 Redevelopment Project Area boundaries are irregular, generally extending west from Interstate 57 along 107th Street to Vincennes Avenue, then south to 115th Street, then west to the Rock Island Railroad tracks, then south to 119th Street, then east to Watkins Avenue, then north to 115th Street, then east to the railroad tracks, then south to 119th Street, then east to Ashland Avenue, then south to the alley south of 120th Street, then east to Laflin Street, then south to 122nd Street, then west to Ashland Avenue, then south to 123rd Street, then east to the Illinois Central Railroad tracks, then northeasterly to Loomis Street, then north to 120th Street, then east to a parcel line east of Ada Street, then north to 119th Street, then west to Loomis Street, then north to the alley north of 119th Street, then west to the alley east of Ashland Avenue, then north to 118th Street, then west to I-57, then north to 112th Street, then east to Bishop Street, then north to the alley south of 111th Street, then east to Racine Avenue, then north to the ally north of 111th Street, then west to I-57, then north back to 107th Street. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

